



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, MARCH 27, 2023, 6:00 PM
City Hall, Room 604 - The Harry Maeir Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

B. Roll Call.

1. Members: Lisa Hanson - Chair, Jacob Miller - Vice-Chair, Ald. Jim Hutchison, Sidney Bremer, Derius Daniels, Ken Rovinski, and Michael Poradek.

C. Approval of the Agenda.

1. Approval of the agenda for the March 27, 2023, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

1. Approval of the minutes from the March 13, 2023, meeting of the Green Bay Plan Commission.

E. Regular Business.

1. (ZP 23-04) Public Hearing on request to rezone property located at 2071 Ninth Street (Parcel 6H-1572) from (R1) Low Density Residential to (PI) Public Institutional, submitted by David Roth of One Way Christian Church, property owner and applicant (Ald. M. Eck, District 11).
2. (ZP 23-04) Consideration with possible action on request to rezone property located at 2071 Ninth Street (Parcel 6H-1572) from (R1) Low Density Residential to (PI) Public Institutional, submitted by David Roth of One Way Christian Church, property owner and applicant (Ald. M. Eck, District 11).
3. (ZP 23-06) Public Hearing on request for a Conditional Use Permit (CUP) at the 2800 block of Humboldt Road (Parcel 21-339) to allow a telecommunication tower, wireless communication facility, in a Low-Density Residential (R1) district submitted by Julie Shebeck of United States Cellular Operating Company LLC, SM LLC property owner (Ald J.

Hutchison, District 2).

4. (ZP 23-06) Consideration with possible action on request for a Conditional Use Permit (CUP) at the 2800 block of Humboldt Road (Parcel 21-339) to allow a telecommunication tower, wireless communication facility, in a Low-Density Residential (RI) district submitted by Julie Shebeck of United States Cellular Operating Company LLC, SM LLC, property owner (Ald J. Hutchison, District 2).
5. (ZP 23-08) Public Hearing on request to rezone properties located at 1035 Vanderbraak (#20-350), 1030 Weise (#20-349), and 1119 Vanderbraak (#20-381, #20-382 & #20-383) from Light Industry (LI) to Office Residential (OR), submitted by Community and Economic Development Department (Ald. S. Campbell, District 6).
6. (ZP 23-08) Consideration with possible action on request to rezone properties located at 1035 Vanderbraak (#20-350), 1030 Weise (#20-349), and 1119 Vanderbraak (#20-381, #20-382 & #20-383) from Light Industry (LI) to Office Residential (OR), submitted by Community and Economic Development Department (Ald. S. Campbell, District 6).
7. (ZP 23-09) Public Hearing on a request for a Conditional Use Permit (CUP) at 3136 West Point Road (Parcel 6H-1185-A) to allow for a detached structure with a metal exterior finished exceeding 120 square feet in a Low-Density Residential (RI) district, submitted by Lee Geurts, property owner (Ald J. Brunette, District 12).
8. (ZP 23-09) Consideration with possible action on request for a Conditional Use Permit (CUP) at 3136 West Point Road (Parcel 6H-1185-A) to allow for a detached structure with a metal exterior finished exceeding 120 sq. ft. in a Low-Density Residential (RI) district, submitted by Lee Geurts, property owner (Ald J. Brunette, District 12).
9. (SP 23-01) Consideration with possible action to declare a city-owned parcel as surplus, located at 1030 Weise Street, submitted by the Community and Economic Development Department (Ald. S. Campbell, District 6).

F. Informational.

1. Director's Report.
2. Date of next meeting: April 24, 2023

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Plan Commission meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



Report to the Green Bay Plan Commission

MEETING DATE

March 27, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.1

(ZP 23-04) Public Hearing on request to rezone property located at 2071 Ninth Street (Parcel 6H-1572) from (R1) Low Density Residential to (P1) Public Institutional, submitted by David Roth of One Way Christian Church, property owner and applicant (Ald. M. Eck, District 11).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

March 27, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.2

(ZP 23-04) Consideration with possible action on request to rezone property located at 2071 Ninth Street (Parcel 6H-1572) from (R1) Low Density Residential to (PI) Public Institutional, submitted by David Roth of One Way Christian Church, property owner and applicant (Ald. M. Eck, District 11).

BACKGROUND

Primary Address: 2071 Ninth Street

Aldersperson/District: Ald. Eck / District 11

Reason for Request: The proposed rezoning cleans up old zoning practices to align zoning with past and existing uses as well as the comprehensive plan.

Surrounding Zoning and Land Uses:

SUBJECT: Low Density Residential (R1) - Church

NORTH: Low Density Residential (R1) - Single-Family Homes

SOUTH: Low Density Residential (R1) - Single and Two-Family Homes

EAST: N/A - Highway 41 Corridor

WEST: Low Density Residential (R1) - Single and Two-Family Homes

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends Public and Semi-Public land use for the parcel. The appropriate associated zoning district for the parcel is the PI Public Institutional District. This request would place the zoning designation in alignment with the Comprehensive Plan recommendation for the parcel.

Report: The subject parcel is located along Ninth and has been the site of a church for decades. In years past, churches were routinely designated R1 Low Density Residential even if the use and size of the parcel was not typical of R1 parcels. From time to time, city staff proactively instigates or receives requests to rezone churches or other public/quasi-public properties from R1 to PI. This change will align any improvements and existing use on the property with PI bulk requirements.

Ald. Melinda Eck and neighbors within 200 ft. were noticed of the meeting based on Plan Commission policy. One inquiry was made as of the drafting of this report from a neighboring resident who had general questions but did not express concerns.

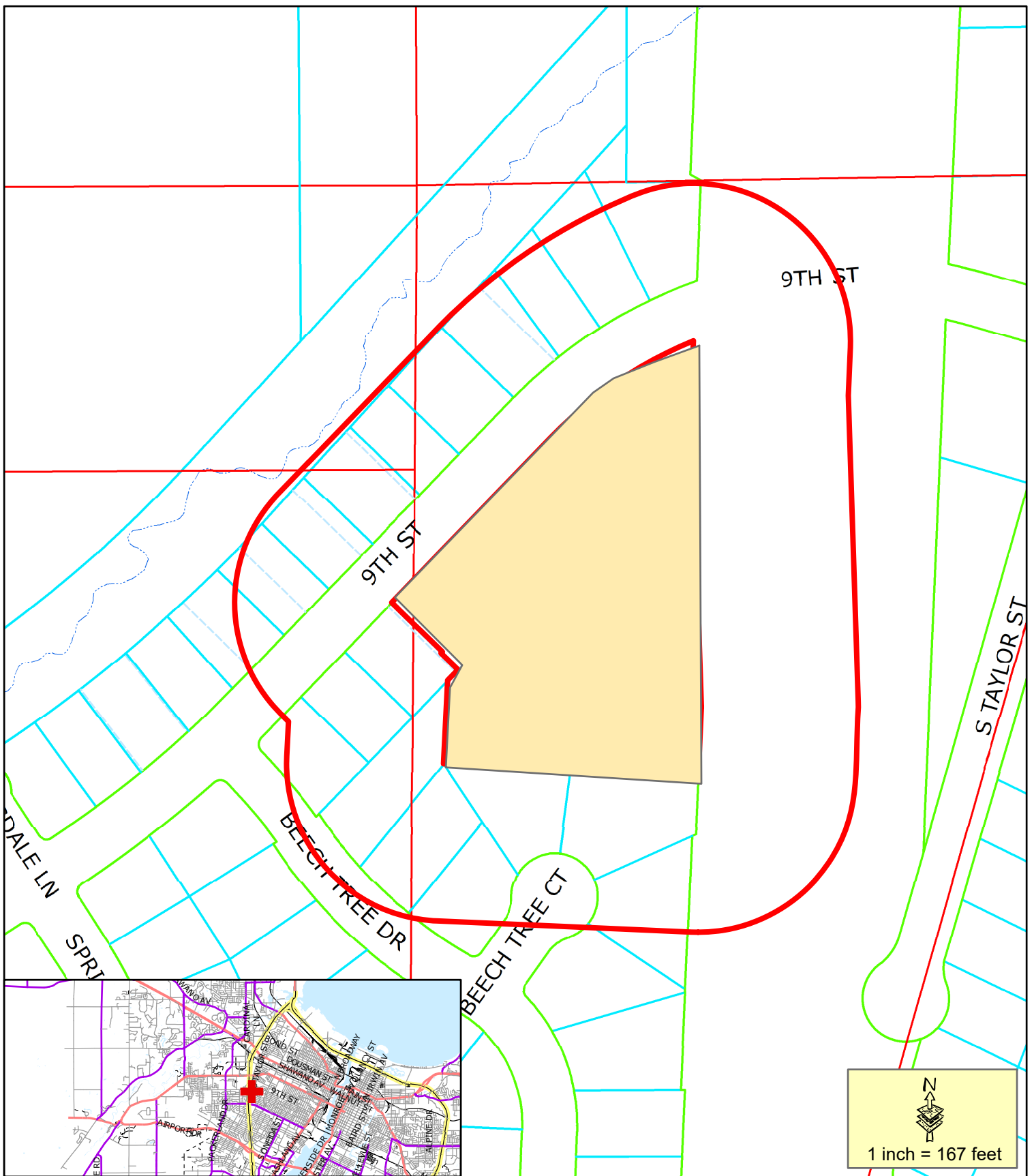
RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. ZP 23-04 Map
2. ZP 23-04 Application



Proposed Conditional Use Permit

200' Property Owner Notice

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.
Map prepared by JL

**Rezone Request (ZP 23-04) Low
Density Residential (R1) to
Public Institutional (PI)
2071 Ninth Street**



REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Location of Property: 2071 9th Street, Green Bay, WI 54304

Parcel Number(s): 6H-1572

Petitioner(s): OneWay Christian Church

Date: February 13, 2023

Email: pastordr@owccgb.org

Phone Number: 225-268-9954

Address: 2071 9th Street, Green Bay, WI 54304

City: Green Bay

State: WI

Zip: 54304

Property Owner: OneWay Christian Church

Phone Number: 225-268-9954

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, David Roth, respectfully request that the City of Green Bay take the following action:

- | | |
|--|--|
| ☒ | Rezone Property (\$375.00 Review Fee) |
| ☐ | Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee) |
| ☐ | PUD and PUD Amendments (\$425.00 Review Fee) |
| ☐ | Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee) |
| ☐ | Approve Preliminary Condominium Plat (\$250.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee) |
| ☐ | Approve Preliminary City/Extraterritorial Certified Survey Map (\$250.00 Review Fee) |
| ☐ | Approve Final City/Extraterritorial Subdivision Plat (\$150.00 Review Fee) |
| ☐ | Approve Final Condominium Plat (\$150.00 Review Fee) |
| ☐ | Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee) |
| ☐ | Development District Map Amendment (\$200.00 Administration Fee) |
| ☐ | Official Map Amendment (\$200.00 Administration Fee) |
| ☐ | Plat of Right-of-Way (\$200.00 Administration Fee) |
| ☐ | Discontinue a Public Utility Easement (\$200.00 Administration Fee) |
| ☐ | Street Name Change (\$200.00 Administration Fee) |
| ☐ | Declare City Property "City Surplus" (\$200.00 Administration Fee) |
| ☐ | Vacate a Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION |
| ☐ | Closure of Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION |
| ☐ | Comprehensive Plan Amendments (\$275.00 Review Fee) |
| ☐ | Other (\$200.00 Administration Fee): _____ |

Owner Signature: David Roth

Date: 2/15/23

Petitioner Signature(s): _____

Checklist of required attachments:

- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:
Review Fee: 375.00

Receipt No.: 2762771-12

Zoning Petition No.: 23-04

February 13, 2023

Community and Economic Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026

To Whom It May Concern:

OneWay Christian Church (OWCC) purchased the church building located at 2071 9th Street, Green Bay, WI on February 10, 2023 (Parcel #6H-1572). Building Property Legal Description:

All of Lot Twelve (12) and part of Lot Thirteen (13), according to the recorded Plat of Oak Park Subdivision, said Lots being located in part of Lots 10 & 12; Section Twenty-eight (28), Township Twenty-four (24) North, Range Twenty (20) East of the Fourth Principal Meridian, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin, more fully described as follows:

Beginning at the Northwest corner of Lot 12 of the recorded plat of "Oak Park Subdivision"; thence N44°00'01"E, 86.50 feet along the Southerly right of way of Ninth Street; thence S45°59'59"E, 90.00 feet; thence S44°00'01"W, 2.50 feet; thence S45°59'59"W, 30.00 feet along the Easterly line of the Westerly four (4) feet of Lot 13, said Plat; thence S 44°00'01" W, 84.00 feet along the South lines of Lots 12 & 13, said Plat to the Southwest corner of said Lot 12; thence N 45°59'59" W, 120.00 feet along the West line of said Lot 12 to the point of beginning.

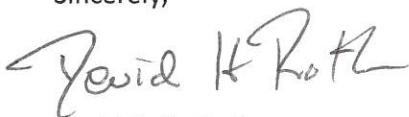
During our filing for a permit for our electronic signage we discovered the property is zoned as residential instead of public, so our permit could not be approved because it does not fall into sign size limits and restrictions for residential property (R1 District).

OWCC was established in April of 2017 and most recently we have been renting a space in East De Pere and we have grown to point where we needed a new building. We are looking forward to moving into the city-proper of Green Bay and becoming an active and caring neighbor in our new community. We have 75 current members and are growing, and we anticipate our new neighborhood will bring further growth.

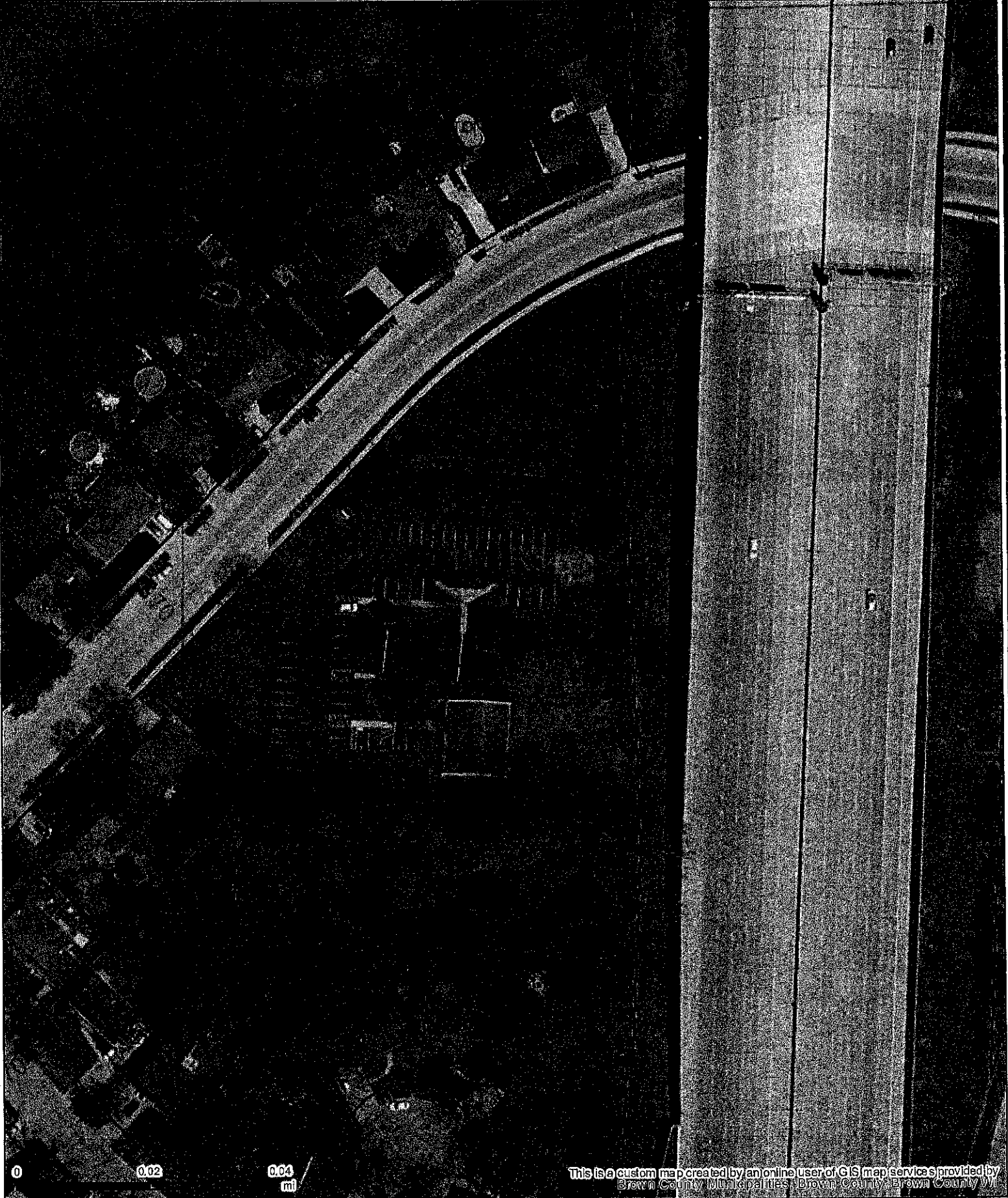
As a result, we would like to seek approval of being rezoned from an R1 to a PI so that we can properly secure a permit to add our sign, but also allow the rezoning for future expansion of the building if needed in the future.

Thank you in advance for your consideration of this rezoning request and we look forward to your reply. If you have any questions or comments please email Pastor David Roth at PastorDR@owccgb.org or call at (225) 268-9954.

Sincerely,



David H. Roth, Pastor
OWCC



This is a custom map created by an online user of GIS map services provided by Brown County Municipalities, Brown County, Brown County, WI

Part of Brown County WI

Map printed on 1/19/2023

1:1,200
1 inch = 100 feet*
1 inch = 0.0189 miles*
*original page size: 8.5"x11"
Appropriate format depends on zoom level

Parcel ownership key

- ☐ Parcel Boundary
- ☐ Condominium
- ☐ Gap or Overlap
- "hooks" indicate parcel ownership crosses a line

- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

A complete key (legend) is available at:
tinyurl.com/BrownDogLegend



(920) 448-6480
www.browncountywi.gov



Report to the Green Bay Plan Commission

MEETING DATE

March 27, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.3

(ZP 23-06) Public Hearing on request for a Conditional Use Permit (CUP) at the 2800 block of Humboldt Road (Parcel 21-339) to allow a telecommunication tower, wireless communication facility, in a Low-Density Residential (R1) district submitted by Julie Shebeck of United States Cellular Operating Company LLC, SM LLC property owner (Ald J. Hutchison, District 2).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

March 27, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.4

(ZP 23-06) Consideration with possible action on request for a Conditional Use Permit (CUP) at the 2800 block of Humboldt Road (Parcel 21-339) to allow a telecommunication tower, wireless communication facility, in a Low-Density Residential (RI) district submitted by Julie Shebeck of United States Cellular Operating Company LLC, SM LLC, property owner (Ald J. Hutchison, District 2).

BACKGROUND

Primary Address: 2800 Block of Humboldt Road (Parcel 21-339)

Aldersperson/District: Ald. Hutchison / District 2

Reason for Request: The proposed CUP would allow for a telecommunications tower facility to be built at Parcel 21-339

Surrounding Zoning and Land Uses:

SUBJECT: Low Density Residential (RI) - Green Space

NORTH: Low Density Residential (RI) - Two-Family Homes

SOUTH: Low Density Residential (RI) - Parks, Green Space

EAST: Low Density Residential (RI) - Single-Family Home

WEST: General Commercial (CI) - Restaurant

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends a split of Public and Semi-Public and Low/Medium Density Housing land use for the parcel. The potential zoning districts for the parcel include PI Public Institutional.

Consistency Analysis: Ch. 66.1001 Wis. Stats. does not specifically require conditional uses to meet the consistency analysis.

Report:

United States Cellular Operating Company LLC, is seeking to build a 120 ft. monopole tower in the 2800 block of Humboldt Road. The site is in an RI Low Density Residential district. The site is currently an undeveloped parcel with a large slope near the front of the property, limiting potential development of the parcel.

The Green Bay Zoning Code does not specifically allow this use (telecommunications tower) by permit or conditional use. However, 2013 Act 20 passed by the Wisconsin Legislature requires that telecommunication towers be a conditional use within all municipal zoning districts. Thus, cell towers (and the height prescribed) are allowed uses within all zoning districts. For all intent and purposes, cell towers are an allowed use on a site so long as the design meets bulk regulations for the zoning district it is located in.

The design of said facility meets most standards for RI. Many of the standards have been met or will be

addressed during the site plan review. A site plan is included and will be reviewed by the Department of Community and Economic Development pending approval of the Conditional Use permit by the Common Council. The site plan appears to meet most requirements of the R1 zoning. The cellular tower and accompanying equipment are to be enclosed by a fence which is located outside of the front yard and side yard setback.

However, the initial site plan will need to be adjusted to meet Section 44-1586(b) regulating standards for Wireless Communication Facilities and support structures. Staff recommends at least one legal parking stall, site plans which include pedestrian access, landscaping around the north and east sides of the fencing around the equipment, and adequate design of the tower to allow for at least two additional users.

Conditional use approval may be recommended by the Plan Commission with reasonable consideration of the following:

- The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
- The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.
- Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
- Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
- Adequate parking facilities as specified in Article XVIII of Section 44-83 within the Municipal Code.
- The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

Many of the above standards have been met or will be addressed in site plan review.

RECOMMENDATION

Approval of the request, subject to:

- a. Parcel must have at least one (1) parking stall on site.
- b. Legal parking stall(s) must be setback outside of the front yard setback.
- c. Site plans must include a pedestrian access way to the facility.
- d. Ground mounted equipment shall be screened from view by suitable vegetation along the north and eastern parts of the fence enclosure. Landscaping plans must be provided with site plan application.
- e. The commercial wireless support structure shall be designed to accommodate both the applicant's antennas and comparable antennas for at least two additional users, as well as be designed to allow for future rearrangement of antennas and to accept antennas mounted at varying heights.
- f. No clear cutting of trees permitted downslope past the ridge.
- g. No barbed wire fencing allowed.
- h. Compliance with all other regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. ZP 23-06 Application
2. ZP 23-06 Map

3. ZP 23-06 Construction Drawings

First American Site Acquisition, Inc.

JULIE SHEBEK

P.O. Box 481

Riverside, IA 52327

Phone: 319-721-0411

February 27, 2023

City of Green Bay
Department of Community & Economic Development
Attn: Jon LeRoy
Zoning Administrator
Jon.leroy@greenbaywi.gov

RE: United States Cellular Operating Company LLC – CUP application

Mr. LeRoy,

This letter is written for United States Cellular Operating Company LLC to apply for a CUP permit to allow them to construct a 120' monopole telecommunication tower on parcel # 21-339, south side of Humboldt Road. The land is being leased from SM LLC.

The proposed tower is needed to provide coverage and capacity in that area. The proposed site location is in an area of town currently being served by no other site and is not able to effectively keep up with the increasing demand of wireless services.

Please consider this letter and supporting documents as part of the CUP application. I understand this request must go before the Plan Commission for approval.

I will be the point of contact for any questions or if additional information is required. I may be reached at 319-721-0411 or julie@firstamericansite.com

Thank you for your time and attention regarding this matter. I look forward in hearing from you.

Sincerely,



Julie A. Shebek

First American Site Acquisition, Inc,

On behalf of United States Cellular Operating Company LLC





REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Location of Property: South side of Humboldt Rd., Green Bay, WI.

Parcel Number(s): 21-339

Petitioner(s): United States Cellular Operating Company LLC Date: _____

Email: quill@firstamericanstate.com Phone Number: 319-721-0411

Address: PO Box 481 City: Riverside State: IA Zip: 52327

Property Owner: SM LLC Phone Number: 920-621-0248

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, United States Cellular Operating Company LLC respectfully request that the City of Green Bay take the following action:

- ☐ Rezone Property (\$300.00 Review Fee)
- ☒ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$300.00 Review Fee) # 375.00
- ☐ PUD and PUD Amendments (\$350.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$150.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$150.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$100.00 Review Fee)
- ☐ Approve Final Condominium Plat (\$100.00 Review Fee)
- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
- ☐ Grant a Postponement of Development Fees (\$100.00 Review Fee) [Review by I&S and/or Park Committees]
- ☐ Development District Map Amendment (\$200.00 Administration Fee)
- ☐ Official Map Amendment (\$200.00 Administration Fee)
- ☐ Plat of Right-of-Way (\$200.00 Administration Fee)
- ☐ Discontinue a Public Utility Easement (\$200.00 Administration Fee)
- ☐ Street Name Change (\$200.00 Administration Fee)
- ☐ Declare City Property "City Surplus" (\$200.00 Administration Fee)
- ☐ Vacate a Street/Alley/Pedestrian Way (\$200.00 Administration Fee) - PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way (\$200 Administration Fee) - PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Comprehensive Plan Amendments (\$200.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Owner Signature: _____

Date: 9/10/23

Petitioner Signature(s): _____

Project manager for US cellular

Checklist of required attachments:

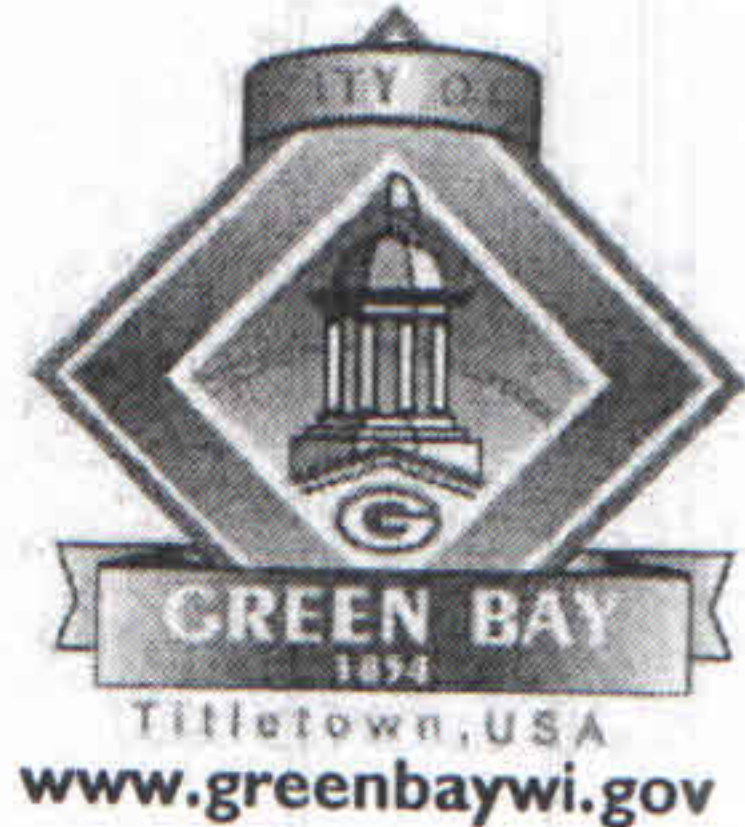
- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: _____



SITE PLAN REVIEW APPLICATION

Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3300 - phone
(920) 448-3426 - fax
siteplangb@greenbaywi.gov

Date: 2-27-23

Business Name: United States Cellular Operating Company LLC

Project Address: TBD, south side of Humboldt Rd, Green Bay, WI.

REVIEW FEE EQUALS \$50 PLUS \$5 PER 1,000 SQ FT OF DEVELOPED AREA OVER 1,000 SQ FT

Total Amount of Square Footage (developed area): 1170 sq. feet ^{tower compound and access easement} Total Cost: \$150,000.00

For Uses: See Municipal Code Chapter 44 Article III for definitions:

Current Use: timbered lot

Future Use: telecommunication tower

Occupancy Types: A-1, A-2, A-3, A-4, A-5; B; F-1, F-2; H-1, H-2, H-3, H-4, H-5; I-1, I-2, I-3, I-4; M; R-1, R-2, R-3, R-4; S-1, S-2; U

Current Occupancy: Zoned R-1

Future Occupancy: lot/tower

CONTACT INFORMATION

Design Firm: Edge Consulting Engineers, Inc.

Address: 624 Water Street

City, State, Zip: Prairie Du Sac, WI. 53578

Designer/Architect: Dave Lyshek

Phone #: 608-644-1449

Email: dlyshek@edgeconsult.com

REQUIRED SUBMITTAL ITEMS CHECKLIST

- ☐ 3 hard copies of site plans (required size 11x17 to scale when printed or 24x36 to scale) and 1 PDF copy of the submittal.
 - Submit PDF to siteplangb@greenbaywi.gov
 - Include name and address on site plan
- ☐ Project description submitted as a narrative paragraph.
- ☐ Compliance with site plan requirements; Municipal Code Chapter 44 Section 44-1889.

For Office Use Only:

Project # _____

Site Plan # _____

Receipt # _____

Parcel # _____

White - Office

Yellow - Applicant



LEASE PARCEL

Being a part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Thirty-Four (34), Township Twenty-Four (24) North, Range Twenty-One (21) East, City of Green Bay, Brown County, Wisconsin containing 480 square feet (0.011 acres) of land and being described by:

Commencing at the Northwest Corner of said Section 34; thence S00°-45'-15"W 2022.81 feet along the west line of the NW1/4 of said Section 34; thence S89°-14'-45"E 549.91 feet to the point of beginning; thence N05°-26'-55"W 16.00 feet; thence N84°-33'-05"E 30.00 feet; thence S05°-26'-55"E 16.00 feet; thence S84°-33'-05"W 30.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

ACCESS/UTILITY EASEMENT

Being a part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Thirty-Four (34), Township Twenty-Four (24) North, Range Twenty-One (21) East, City of Green Bay, Brown County, Wisconsin containing 690 square feet (0.016 acres) of land and being described by:

Commencing at the Northwest Corner of said Section 34; thence S00°-45'-15"W 2022.81 feet along the west line of the NW1/4 of said Section 34; thence S89°-14'-45"E 549.91 feet to the point of beginning; thence S84°-33'-05"W 15.00 feet; thence N05°-26'-55"W 31.00 feet to a point on the south line of Humboldt Road; thence N84°-33'-05"E 30.00 feet along said south line of Humboldt Road; thence S05°-26'-55"E 15.00 feet; thence S84°-33'-05"W 15.00 feet; thence S05°-26'-55"E 16.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

10' WIDE UTILITY EASEMENT

Being a part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Thirty-Four (34), Township Twenty-Four (24) North, Range Twenty-One (21) East, City of Green Bay, Brown County, Wisconsin containing 310 square feet (0.007 acres) of land and being described by:

Commencing at the Northwest Corner of said Section 34; thence S00°-45'-15"W 2022.81 feet along the west line of the NW1/4 of said Section 34; thence S89°-14'-45"E 549.91 feet; thence N05°-26'-55"W 16.00 feet; thence N84°-33'-05"E 30.00 feet; thence S05°-26'-55"E 16.00 feet to the point of beginning; thence N05°-26'-55"W 31.00 feet to a point on the south line of Humboldt Road; thence N84°-33'-05"E 10.00 feet along said south line of Humboldt Road; thence S05°-26'-55"E 31.00 feet; thence S84°-33'-05"W 10.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

PARENT PARCEL

Part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4), Section Thirty-four (34), Township Twenty-four (24) North, Range Twenty-one (21) East, City of Green Bay, East side of Fox River, Brown County, Wisconsin, more fully Described as follows:

Commencing at the East Quarter (E1/4) corner of Section Thirty-four (34), Township Twenty-four (24) North, Range Twenty-one (21) East; thence South 89°22'49" West, 2579.56 feet; thence South 89°48'58" West, 525.19 feet; thence North 39°30'46" West, 212.01 feet; thence North 01°29'40" East, 150.00 feet to the point of beginning; thence North 43°25'44" East, 213.85 feet; North 05°46'01" East, 74.00 feet; thence North 05°16'25" West, thence 42.40 feet; thence North 84°35'26" East, 99.79 feet; thence South 01°48'08" West, 400.00 feet; thence North 63°19'16" West, 265.59 feet to the point of

beginning, excepting therefrom all parts thereof used for road purposes.

Petitioner:

United States Cellular Operating Company LL
8410 West Bryn Mawr Avenue, Chicago, IL. 60631

Agent on behalf of Petitioner:

First American Site Acquisition, Inc.
Julie Shebek
P.O. Box 481, Riverside, Iowa, 52327
julie@firstamericansite.com
319-721-041

Brief Description of Project:

Petitioner is requesting approval for a CUP to allow them to construct a 120' monopole telecommunication tower on the south side of Humboldt Rd.

The proposed tower is needed to provide coverage/capacity.

The proposed site location is in an area of town currently being served by no other site and is not able to effectively keep up with the increasing demand of wireless services.

The Petitioner currently has antennas on the water tower located at 603 Mt. Mary Drive, Green Bay, WI. Petitioner has been notified that the water tower is being decommissioned, hence the need to find a new location.

The specific search area for the proposed tower contains no co-locatable structures with an available 120' centerline, which is necessary to meet coverage objectives.

Other Pertinent Information:

Site Parcel #: 21-339

Site Address: TBD, south side of Humboldt Road, Green Bay, WI.

Site Owner: SM LLC
N9289 Barett Dock Road
Luxemburg, WI., 54217

Zoning District: R-1

Leased Land: 30' x 16'

Construction Drawings included in application

Legal Descriptions included in application

Fence: 6' opaque fence, no barbwire. See construction drawings for detailed information

FAA and FCC Opinion Letter: marking and lighting are not required.

Landscaping: proposed location is a heavily timbered lot. Natural vegetation on the east and south side of tower compound. Due to access easement on north side, requesting waiver of any additional landscaping.

Setbacks:

North – 22'

East – 51.9'

South – 50'+

West – 44.7'

See Sabre Industries Letter included in this application

Entrance: United States Cellular Operating Company LLC is requesting a curb cut on the south side of Humboldt Road for a twenty-two' wide access drive. The access easement will be asphalted.

Construction takes 6-8 weeks, depending on the weather. After construction is complete site is unmanned. Technician will visit site approximately 1x per quarter.

GUILFORD COUNTY)
) ss.
STATE OF NORTH CAROLINA)

1. I am an adult resident of the State of North Carolina and serve as a Radio Frequency Engineer with US Cellular.
2. My job duties include responsibility over the placement of the mobile service support structure being proposed on the south side of Humboldt Road, Green Bay, Wisconsin. The land is owned by SM LLC.
3. US Cellular desires to build a 120-foot cellular tower on the south side of Humboldt Road, and east of Hwy 43, Green Bay, Wisconsin. The proposed tower is needed to provide Coverage/Capacity.
4. The location and height of the proposed tower meets US Cellular's current and future capacity objectives for the area. The proposed site location is in an area of town currently being served by no other site and is not able to effectively keep up with the increasing demand of wireless services. The minimum required height of 120' will help the signals propagate over trees and terrain and help In Building coverage in residential area.

5. The specific search area for the proposed tower contains no co-locatable structures with an available 120-foot centerline, which is necessary to meet coverage objectives.

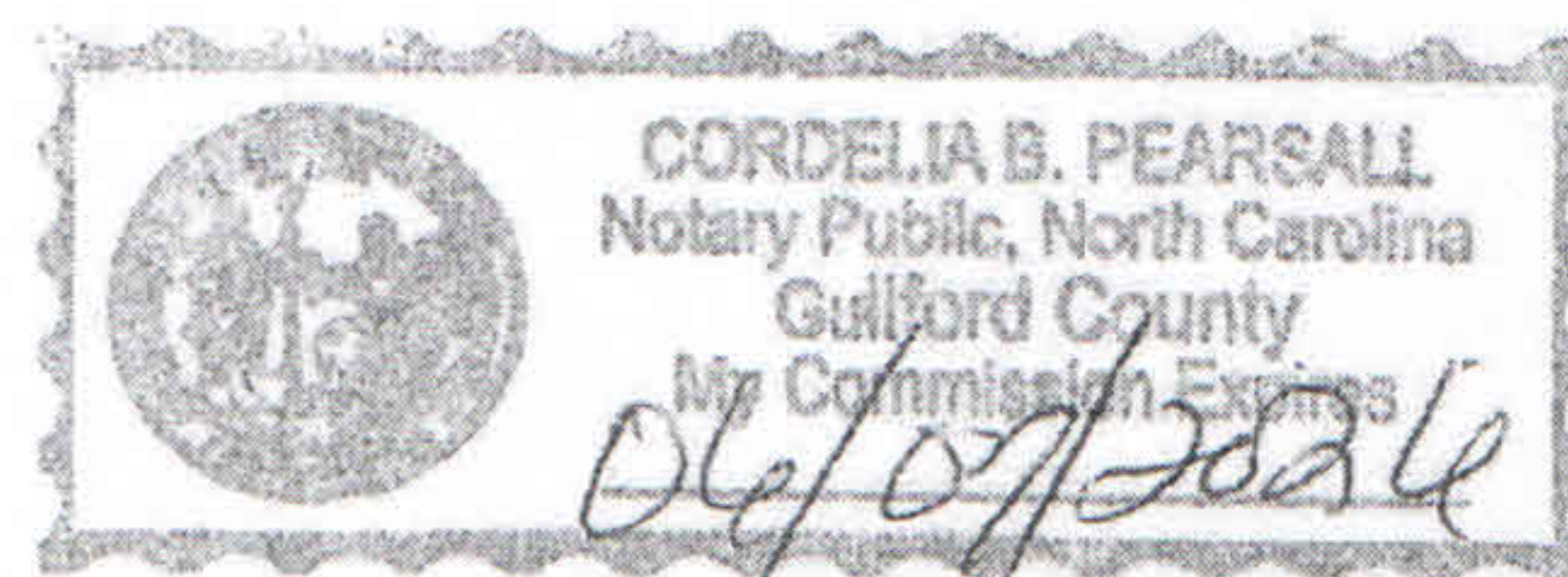
An Pastor

Subscribed and sworn to before me
this day of 15th February, 2023

Candelia B. Farnall

Notary Public, State of North Carolina

My commission expires: 04/07/2026



February 14, 2023

Mr. Matt Graham
GSS, Inc.
3311 109th St
Urbandale, IA 50322

RE: Proposed 120' Monopole for Baird Creek II, WI

Dear Mr. Graham,

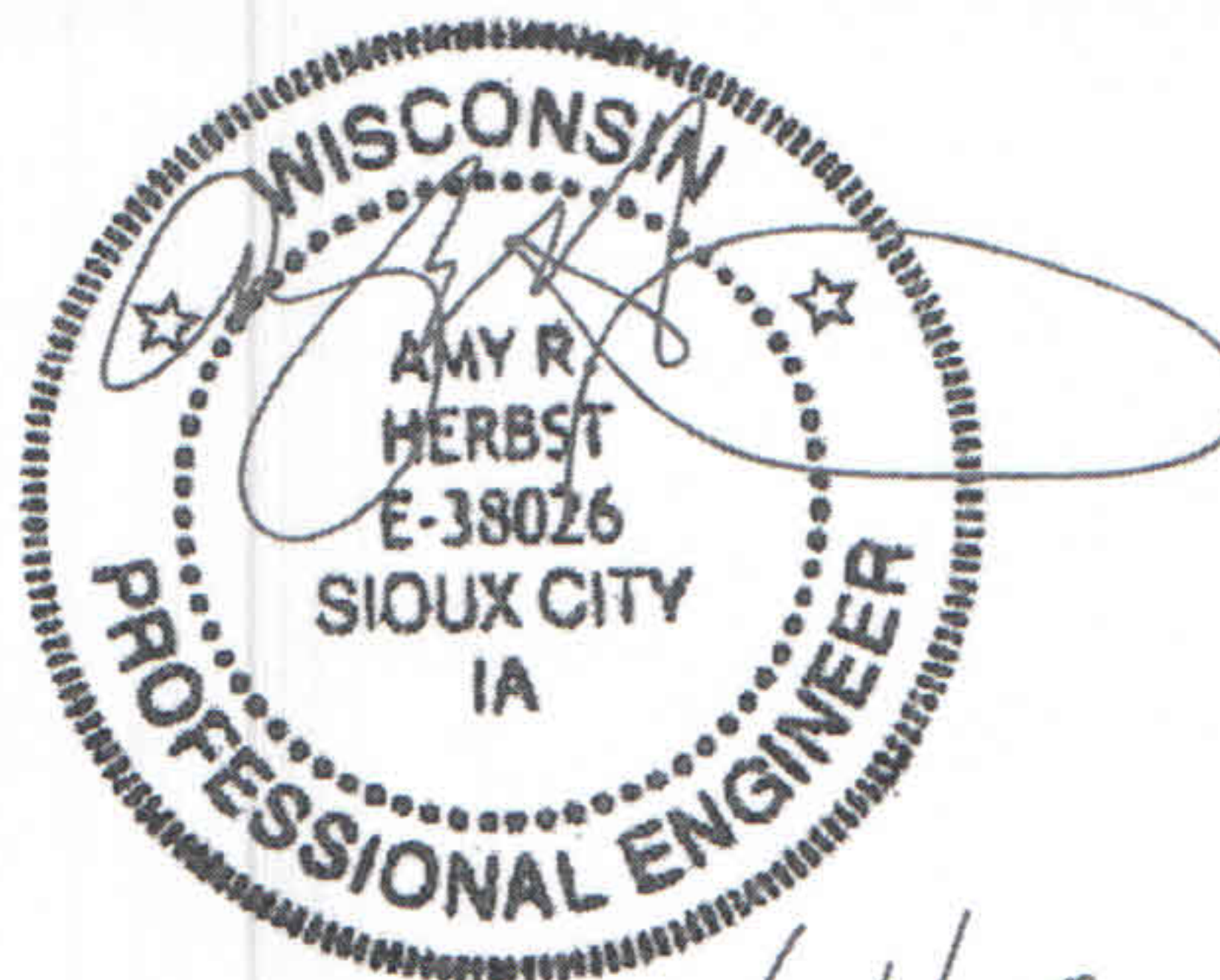
Upon receipt of order, we propose to design and supply the above-referenced monopole for a Basic Wind Speed 105 mph without ice and 50 mph with 1.5" ice, Risk II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna-Supporting Structures and Antennas and Small Wind Turbine Support Structures".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. *Please note that this letter only applies to the above-referenced monopole designed and manufactured by Sabre Industries.* This would effectively result in a fall radius less than or equal to 20 feet.

Sincerely,

Amy R. Herbst, P.E.
Senior Design Engineer



2/14/23

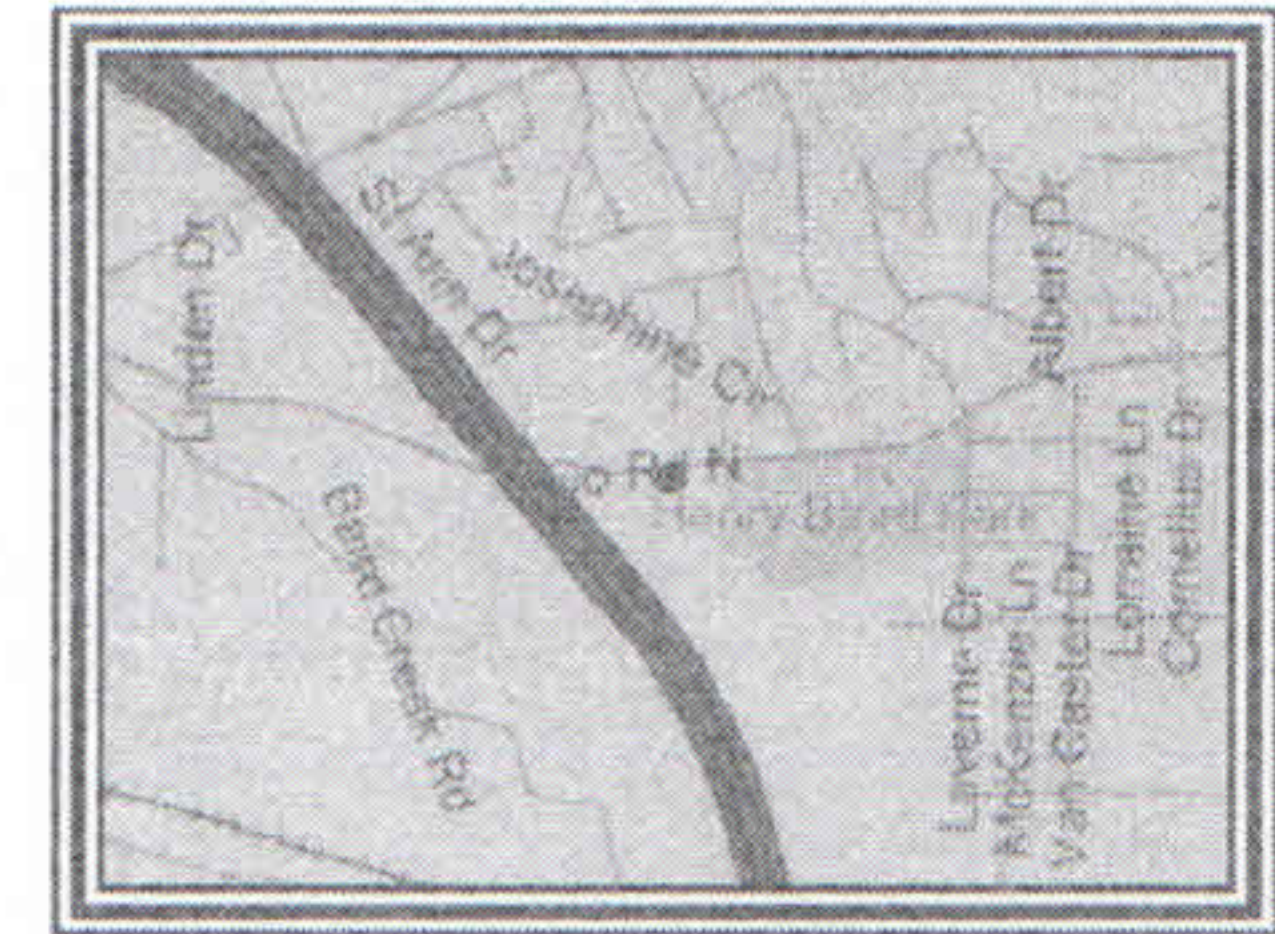
OPINION LETTER

October 18, 2022

FAA and FCC Not Required

Kathy Mayhew
US Cellular Corporation
3806 Thirlane Road, NW
Roanoke, VA 24019

RE: **781388 - Baird Creek II, WI Airspace Analysis**
Latitude (NAD-83): 44° 30' 40.44" N
Longitude (NAD-83): 87° 56' 21.15" W
Ground Elevation: 742.0 ft. GE
Tower tip height: 125.0 ft. AGL
Overall height: 867.0 ft. AMSL



Dear Ms. Mayhew,

Our airspace analysis results for the 781388 - Baird Creek II, WI site are as follows:

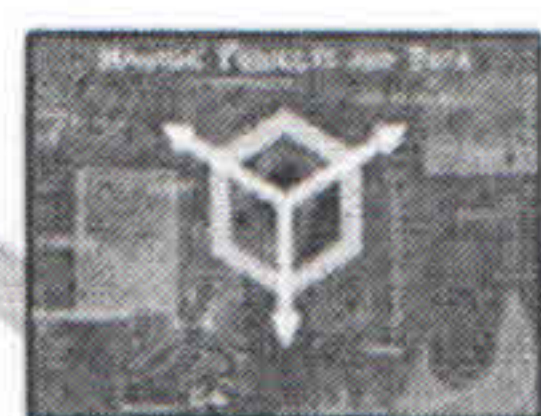
1. Per AIRSPACE, filing an FAA Form 7460-1 is not required for the proposed height of 125.0 ft. AGL (867.0 ft. AMSL). The maximum allowable height for not filing an FAA Form 7460-1 is 200 ft. AGL.
2. FCC's TOWAIR Determination indicates that this structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided. The maximum allowable height for not filing an ASR is 200 ft. AGL.
3. The proposed site is 3.376 nm NE from the nearest public landing facility – 4WN7: Aegis and it is 8.335 nm SW from GRB: Green Bay/Austin Straubel Intl. At an overall height of 867.0 ft. AMSL, it does not exceed FAR 77.9 (a) or FAR 77.9 (b) Notice Criteria for GRB airport. This airport has both Circling and Straight-In Instrument approach procedures. It does not exceed any glide slopes of GRB airport. 4WN7: Aegis is a heliport type landing facility and GRB: Green Bay/Austin Straubel Intl is an airport type landing facility associated with the city of Green Bay, WI.
4. The proposed site is not within any of the instrument approach procedures of GRB airport.
5. The nearest private landing facility is 7WI3: St Vincent Hospital, which is a heliport type landing facility not eligible for study under FAR Part 77 sub-Part C. It is 3.16 nm West from the proposed site.
6. The proposed 125.0 ft. AGL height would not adversely affect low altitude en route airways and/ or VFR routes in the area.
7. The nearest AM tower is WDUZ, which is 2.66 mi (4286 meters) away bearing 242.33°. WDUZ AM is operating a non-directional type antenna system. As noted per the FCC AM Tower Locator and per FCC regulation 13-115, Section 1.30002, the structure will not require a 'Proof of Performance' measurement study before and after construction. The electrical height of the studied antenna is: 64°. Your structure is not within 1 wavelength of this station. The wavelength for this AM station is 214 meters. The critical tower height is 36 meters.
8. Marking and lighting are not required for the proposed height of 125.0 ft. AGL.
9. All Wireless Applications Corp. analyses are based on the latest AIRSPACE, FAA Notice Criteria Tool and FCC TOWAIR programs.

If you have any questions, please do not hesitate to call. Thank you.

Ronald W. Lageson, Jr.
425-643-5000 (office)
425-649-5675 (fax)



Develop



Manage



Research



Design



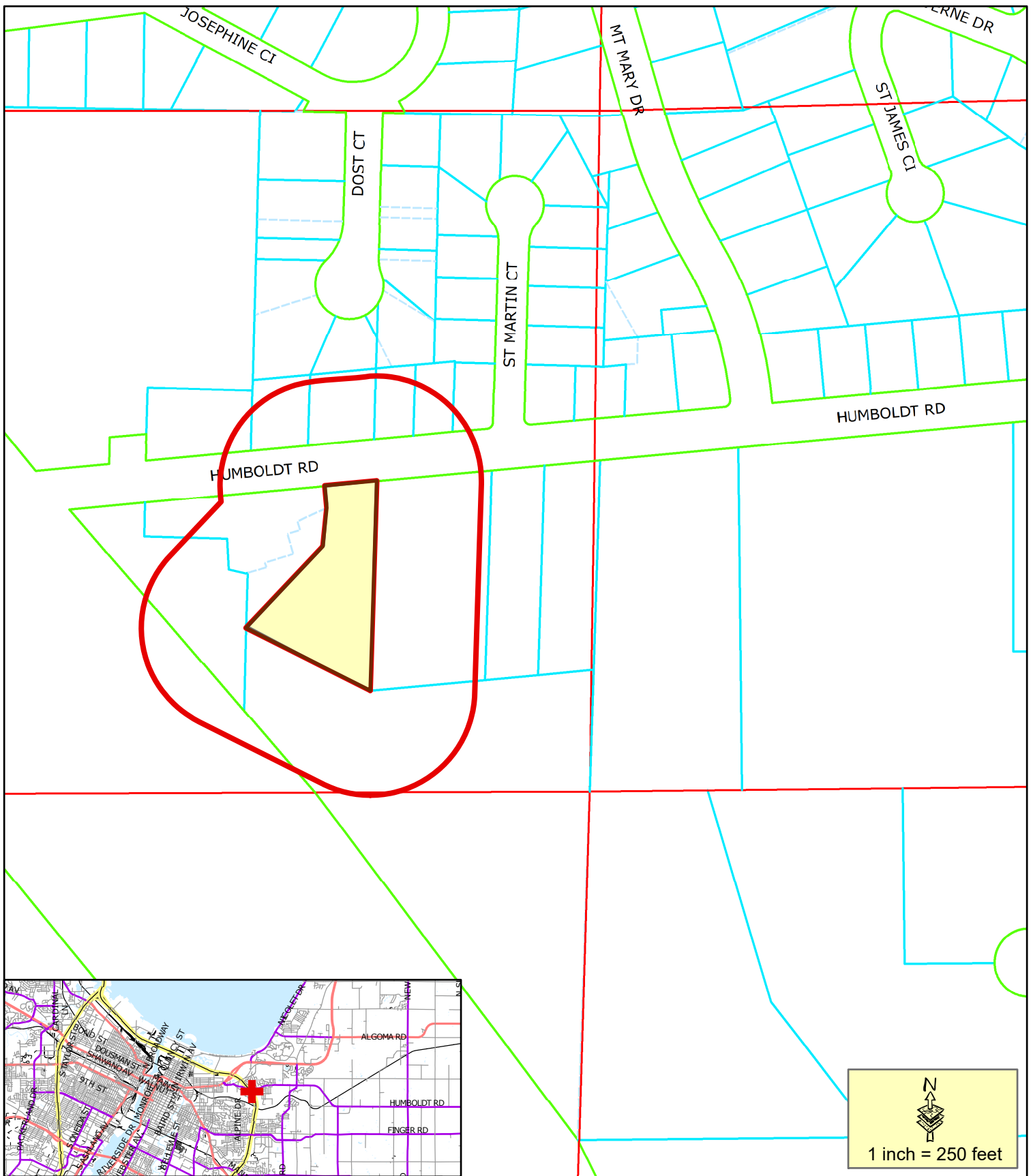
Engineering



Regulatory



Dashboard



Proposed Conditional Use Permit

200' Property Owner Notice

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.
Map prepared by JL

Conditional Use Permit Request (ZP 23-06)

2800 Block of Humboldt Road

SCOPE OF WORK

COMPOUND SCOPE:

PROJECT TYPE:	120' MONOPOLE
LEASE AREA:	30' x 18'
CHAIN-LINK FENCE:	28' x 14'
EQUIPMENT PAD:	7' x 10' CONCRETE PAD
CABINET(S):	(1) ERICSSON 6160 RADIO CABINET(S) (1) ERICSSON B174 BATTERY CABINET(S)
SPD(S):	(2) RAYCAP RUSDC-6267-PF-48

TOWER SCOPE - W4.DX110A/P (VERIFY WITH RFDS):

PRO. ANTENNA C/L:	115' A.G.L.
ANTENNAS:	(6) PRO. PANEL ANTENNA(S)
SPD(S):	(2) RAYCAP RUSDC-6267-PF-48
B12/B71 RADIO(S):	(3) ERICSSON RRU4480
B2/B66 RADIO(S):	(3) ERICSSON RRU4415
B5 RADIO(S):	(2) ERICSSON RRU4478
CABLE(S):	(2) HYBRID CABLE(S) (8) POWER JUMPER(S) (16) FIBER JUMPER(S) (32) 1/2" COAX JUMPER(S) (6) RET JUMPER(S)

SPECIAL REQUIREMENTS:

CITY CONDITIONS:	22' WIDE PAVED ACCESS DRIVE 6' TALL OPAQUE FENCE (NO BARBED WIRE)
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SITE LOCATION MAP	DIRECTORY	PROJECT INFO
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PROJECT INFO



ONE CALL
SYSTEMS INTERNATIONAL

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CALL DIGGERS HOTLINE

TOLL FREE: 1-800-242-8511
FAX A LOCATE: 1-800-242-5811

WI STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

CONSTRUCTION MATERIALS (INCLUDED WITH TOWER)

A circular red ink seal for a Wisconsin Professional Engineer. The outer ring contains the text "WISCONSIN" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two five-pointed stars. The inner circle contains the name "DAVID C. LYSHEK", the license number "39472", and the location "PRAIRIE DU SAC, WI". The seal is stamped on a document with a header that reads "ENGINEER SEAL:" followed by a blank line.

I HEREBY CERTIFY THAT THIS PLAN SET WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION OTHER THAN THE EXCEPTIONS
NOTED IN THE SHEET INDEX, AND THAT I AM
A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF WISCONSIN.



SIGNATURE: _____

DATE: 2/7/2023

[illegible]

GENERAL REQUIREMENTS

1.

SITE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS (U.S. CELLULAR STANDARD PLANS AND SPECIFICATIONS) AND THE REFERENCED STANDARDS.
- A.

ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
- B.

UNIFORM BUILDING CODE (UBC) BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA) AS APPLICABLE.
- C.

AMERICAN CONCRETE INSTITUTE (ACI).
- D.

AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).
- E.

ELECTRONICS INDUSTRIES ASSOCIATION STANDARDS (EIA/TIA-222-F) MOST CURRENT VERSION ADOPTED BY SUBJECT STATE.
- F.

OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
2.

WHERE A CONFLICT OCCURS BETWEEN REFERENCED STANDARDS AND U.S. CELLULAR STANDARD PLANS AND SPECIFICATIONS, THE MORE STRINGENT STANDARD SHALL APPLY.
3.

THE FACILITY IS AN UNOCCUPIED SPECIALIZED MOBILE RADIO FACILITY.
4.

PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC UTLINE ONLY, UNLESS NOTED OTHERWISE THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
5.

PRIOR TO THE SUBMISSIONS OF THE BIDS, THE CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FAMILIAR WITH THE FIELD CONDITIONS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
6.

THE CONTRACTOR SHALL RECEIVE IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY IDENTIFIED BY THE CONTRACT DOCUMENTS.
7.

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE NOTED.
8.

THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING BEST SKILLED PERSONNEL. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE LANDLORDS AUTHORIZED REPRESENTATIVE.
9.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.
10.

WHEN CONTRACTOR'S ACTIVITIES IMPEDE OR OBSTRUCT TRAFFIC FLOW, CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL DEVICES, SIGNS, AND FLAGMEN IN ACCORDANCE WITH PART VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
11.

THE CONTRACTOR SHALL COORDINATE SITE ACCESS AND SECURITY WITH THE PROPERTY OWNER AND U.S. CELLULAR PRIOR TO CONSTRUCTION.
12.

THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS SUCH AS BUT NOT LIMITED TO, PAVING, CURBS, AGRICULTURAL CROPS, DRAIN TILE, FENCES, LANDSCAPING, GALVANIZED SURFACES, ETC. AND UPON COMPLETION OF WORK REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION.
13.

THE LOCATIONS OF UTILITIES SHOWN ON THE PLAN ARE BASED ON EXISTING RECORDS, FIELD LOCATIONS OR OWNER SUPPLIED INFORMATION AND MAY NOT BE ACCURATE. THE CONTRACTOR SHALL MARK ALL PUBLIC & PRIVATE UTILITIES. THE CONTRACTOR SHALL CALL THE LOCAL "ONE CALL" PROVIDER A MINIMUM OF THREE BUSINESS DAYS PRIOR TO EXCAVATING TO ALLOW MEMBER UTILITIES TO LOCATE THEIR FACILITIES. THE PROPERTY OWNER SHALL BE NOTIFIED IN A SIMILAR FASHION TO ALLOW HIM TO LOCATE HIS PRIVATE UTILITIES.
14.

WHEN EXCAVATING AROUND UTILITIES, THE CONTRACTOR SHALL USE REASONABLE CARE IN LOCATING AND PROTECTING UTILITIES. U.S. CELLULAR SHALL BE NOTIFIED IMMEDIATELY OF ANY CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED CONSTRUCTION.
15.

DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHALL BE REPORTED TO U.S. CELLULAR AND THE OWNER OF THE UTILITY IMMEDIATELY. ANY DAMAGE RESULTING FROM CONTRACTOR'S NEGLIGENCE OR FAILURE TO ACT WITH DUE REGARD SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
16.

UNLESS OTHERWISE NOTED ON THE PLANS, CONTRACTOR SHALL ASSUME ALL SURFACE FEATURES SUCH AS BUILDINGS, PAVEMENTS, LANDSCAPING FEATURES AND PLANTS ARE TO BE SAVED AND PROTECTED FROM DAMAGE.
17.

KEEP THE CONSTRUCTION SITE CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.

18.

THE CONTRACTOR SHALL PROVIDE ON-SITE TRASH RECEPTACLES FOR COLLECTION OF NON-TOXIC DEBRIS. ALL TRASH SHALL BE COLLECTED ON A DAILY BASIS.
19.

ALL TOXIC AND ENVIRONMENTALLY HAZARDOUS SUBSTANCES SHALL BE USED AND DISPOSED OF IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. UNDER NO CIRCUMSTANCES SHALL RINSING OR DUMPING OF THESE SUBSTANCES OCCUR ON-SITE.
20.

THE CONTRACTOR SHALL MAINTAIN AND SUPPLY U.S. CELLULAR WITH AS-BUILT PLANS UPON COMPLETION OF THE PROJECT.
21.

MEANS AND METHODS OF CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, THE DESIGN AND PLACEMENT OF FORMS AND SHORING ARE THE RESPONSIBILITY OF THE CONTRACTOR.
22.

THE GENERAL CONTRACTOR SHALL COORDINATE/ASSIST DIFFERENT TRADE CONTRACTORS IN TERMS OF COORDINATION OF SITE ACCESS.
23.

ALL ARCHITECTURAL, MECHANICAL & ELECTRICAL SYSTEM AND COMPONENTS IN THIS FACILITY SHALL BE INSTALLED TO RESIST WIND, ICE AND SNOW FORCES AS PER NATIONAL STANDARDS AND BUILDING CODES (LATEST ADOPTED EDITION).
24.

U.S. CELLULAR WILL OBTAIN NECESSARY PERMITS AND LICENSES FROM THE FEDERAL COMMUNICATIONS COMMISSION (FCC) AND THE FEDERAL AVIATION ADMINISTRATION (FAA). UNLESS OTHERWISE NOTED IN THE PLANS OR SPECIAL PROVISIONS, CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL OTHER PERMITS NECESSARY FOR CONSTRUCTION.
25.

U.S. CELLULAR WILL ORDER AND PAY FOR ANY NECESSARY ELECTRIC AND TELEPHONE UTILITY INSTALLATIONS TO THE POINT OF TERMINATION AS SHOWN ON THE PROJECT PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITIES.
26.

U.S. CELLULAR WILL PROVIDE PRIMARY HORIZONTAL AND VERTICAL CONTROL FOR CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE TO CORRECTLY TRANSFER LINE AND GRADE. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL STAKING OR RE-STAKING.
27.

U.S. CELLULAR MAY RETAIN THE SERVICES OF A TESTING LABORATORY TO PERFORM QUALITY ASSURANCE TESTING ON VARIOUS PORTIONS OF THE CONTRACTORS WORK. WHEN REQUESTED, THE CONTRACTOR SHALL INFORM THE TESTING LABORATORY AND ASSIST THEM IN COMPLETING TESTS.
28.

THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY UTILITIES OR FACILITIES IT DEEMS NECESSARY TO COMPLETE IT'S WORK. THIS INCLUDES, BUT IS NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, HEAT, LIGHTING OR SECURITY.
29.

NOTIFY ENGINEER 2 DAYS IN ADVANCE OF INITIATING SITE CONSTRUCTION ACTIVITIES.

DEMOLITION

1.

PERFORM DEMOLITION AND REMOVAL OF EXISTING MATERIALS OR STRUCTURES AS SHOWN ON THE PLANS AND AS SPECIFIED IN SPECIAL CONDITIONS. PROTECT EXISTING FACILITIES OR STRUCTURES THAT ARE TO REMAIN.
2.

COMPLETE DEMOLITION IN A SYSTEMATIC MANNER BEGINNING AT THE HIGHEST LEVEL.
3.

NEATLY SAW OR CUT JOINTS AT THE LIMITS OF REMOVAL; WHENEVER POSSIBLE LOCATE CUTS AT EXISTING JOINTS.
4.

PATCH AND REPAIR ANY DAMAGED SURFACES OR STRUCTURAL MEMBERS AT THE LIMITS OF REMOVAL.
5.

REMOVAL DEMOLITION DEBRIS FROM THE SITE ON A REGULAR BASIS. DISPOSE ALL DEBRIS OFFSITE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. BURNING OF MATERIAL SHALL NOT BE ALLOWED UNLESS OTHERWISE NOTED IN THE PLANS OR SPECIAL PROVISIONS.

CLEARING AND GRUBBING

1.

REMOVE TREES, STUMPS, SHRUBS, GRASS AND OTHER VEGETATION AS SHOWN ON THE PLANS TO ALLOW FOR CONSTRUCTION OF NEW CELLULAR FACILITIES.
2.

WHEN POSSIBLE, NEATLY TRIM OR CUT BACK EXISTING TREES OR VEGETATION TO ALLOW FOR CONSTRUCTION OF NEW CELLULAR FACILITIES.
3.

WHEN CLEARING TREES, PROTECT ALL SURROUNDING STRUCTURES, PAVEMENTS AND LANDSCAPING BY TOPPING, TRIMMING AND USING GUY LINES.
4.

COMPLETELY REMOVE ALL STUMPS AND ROOTS. STUMPS AND ROOTS MAY BE REMOVED BY GRUBBING, CHIPPING OR GRINDING.
5.

DISPOSE OF ALL DEBRIS OFFSITE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. BURNING OF MATERIAL SHALL NOT BE ALLOWED UNLESS OTHERWISE NOTED IN THE PLANS OR SPECIAL PROVISIONS.

EARTHWORK

1.

REMOVE TOPSOIL FROM BENEATH ALL PROPOSED ROADS, PARKING AREAS, BUILDINGS AND AREAS TO RECEIVE MORE THAN 6" OF FILL. STOCKPILE TOPSOIL FOR USE DURING RESTORATION.
2.

ALL TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION BY A 5 FOOT HIGH TREE BARRIER UTILIZING WIRE FENCING, OR PROTECTIVE SAFETY NETTING.
3.

GRADE AREAS IN ACCORDANCE WITH ELEVATIONS AND GRADES SHOWN ON THE PLANS OR AS NECESSARY IN GRADING TO PROVIDE DRAINAGE.
4.

FILL MATERIAL USED IN GRADING OPERATIONS SHALL CONSIST OF EARTH WHICH IS FREE OF DEBRIS, BOULDERS OR ORGANIC MATERIAL. FILL SHALL BE PLACED IN 12" LIFTS AND COMPACTED TO 90% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY.
5.

ALL FILL SHALL BE TESTED FOR FIELD DENSITY. TESTS SHALL BE TAKEN IN EACH LIFT OF FILL AT LOCATIONS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
6.

SELECT GRANULAR FILL SHALL BE USED WHEN FILLING OR BACKFILLING BENEATH AND/OR AROUND ANY STRUCTURES, ROADS OR PARKING AREAS. SELECT FILL SHALL BE PLACED IN 9" LIFTS AND COMPACTED TO 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. SELECT GRANULAR FILL SHALL CONSIST OF SAND, GRAVEL OR MIXTURE OF SAND AND GRAVEL FREE OF ORGANIC MATERIAL. THE MATERIAL SHALL HAVE A 2" MAXIMUM SIZE, LESS THAN 10% PASSING NO. 200 SIEVE, A PLASTICITY INDEX OF 6 OR LESS, AND A UNIFORMITY COEFFICIENT OF 5 OR GREATER.
7.

ALL DISTURBED AREAS SHALL BE RESTORED AS SOON AS POSSIBLE WITH 4" TOPSOIL, SEED, FERTILIZER AND MULCH. GRASS SEED SHALL BE A SUITABLE MIX CONTAINING BOTH ANNUAL AND PERENNIAL VARIETIES OF FESCUE, RYE AND BLUEGRASS. FERTILIZER SHALL CONTAIN A MINIMUM OF 10% EACH OF NITROGEN, PHOSPHORIC ACID AND POTASH. MULCH SHALL BE A STRAW OR HAY MIXTURE FREE OF NOXIOUS WEED SEEDS. APPLY SEED AND FERTILIZER AS RECOMMENDED BY MANUFACTURER. MULCH SHALL BE CRIMPED AFTER APPLICATION.
8.

THE CONTRACTOR SHALL VERIFY, UPON COMPLETION OF DEVELOPMENT, THE SITE IS PROPERLY STABILIZED AND ALL INDICATED SWALES AND STORMWATER FACILITIES ARE CONSTRUCTED AS INDICATED ON THE PLANS.
9.

TOWER, TOWER FOUNDATIONS, SLABS, MODULAR BUILDINGS, AND ELECTRICAL AND MECHANICAL FEATURES ARE TO BE DESIGNED AND SPECIFIED BY OTHERS.

EROSION CONTROL

1.

CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH THE MOST STRINGENT OF: PROJECT PLANS, SPECIAL PROVISIONS, APPLICABLE STATE DEPARTMENT OF NATURAL RESOURCES OR LOCAL ORDINANCES.
2.

ESTABLISH EROSION CONTROL MEASURES PRIOR TO STARTING CONSTRUCTION AND MAINTAIN THROUGHOUT CONSTRUCTION. INSPECT EROSION CONTROL MEASURES FOLLOWING EACH RAINFALL EVENT AND REPAIR AS NECESSARY.
3.

SEDIMENTATION CONTROL SHALL BE ACCOMPLISHED DURING CONSTRUCTION THROUGH THE USE OF SILT FENCING PLACED AS SHOWN ON THE ATTACHED PLAN. THE CONTROL DEVICES SHALL BE SET AT THE ONSET OF SITE GRADING TO PREVENT SILTING OF THE EXISTING STORMWATER FACILITIES.

ROAD AND PARKING AREA CONSTRUCTION

1.

PREPARE SUBGRADE FOR ROADS AND PARKING AREAS IN ACCORDANCE WITH "EARTHWORK" SECTION.
2.

PROOF ROLL ROAD TO IDENTIFY UNSUITABLE MATERIALS. EXCAVATE UNSUITABLE MATERIAL AND DISPOSE OFFSITE. BACKFILL UNDERCUT EXCAVATION USING 3" BREAKER RUN MATERIAL. BREAKER RUN MATERIAL SHALL BE CRUSHED STONE MEETING THE FOLLOWING GRADATION:

	SIEVE SIZE	% WEIGHT PASSING
	3"	100
	1-1/2"	0-50
	3/4"	0-20
	#200	0-10
3.

PLACE CRUSHED AGGREGATE BASE COURSE IN MAXIMUM OF 6" THICK LIFTS IN ACCORDANCE WITH DETAIL DRAWINGS. MOISTURE CONDITION BASE COURSE AS NECESSARY TO ACHIEVE COMPACTION. BASE COURSE SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. BASE COURSE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:

3" BASE COURSE	SIEVE SIZE	% WEIGHT PASSING
	3"	100
	2-1/2"	25-60
	3/4"	0-20
	3/8"	0-5

1-1/2" BASE COURSE	SIEVE SIZE	% WEIGHT PASSING
	1-1/2"	100
	1"	70-100
	3/4"	55-95
	3/8"	30-65
	#4	25-55
	#10	15-40
	#200	0-10
4.

PLACE BASE COURSE WITH CROWN OR UNIFORM SLOPE AS NECESSARY TO PROVIDE DRAINAGE FROM THE SITE.
5.

GEOTEXTILE FABRIC SHALL BE USED IN THE EVENT OF UNSTABLE SOIL CONDITIONS. VERIFICATION OF SUCH CONDITIONS IS THE RESPONSIBILITY OF THE CONTRACTOR.

CONSULTANT:



Edge

Consulting Engineers, Inc.

624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:



U.S. CELLULAR

8410 W. BRYN MAWR AVE.
SUITE 700
CHICAGO, IL 60631

GENERAL SPECIFICATIONS
BAIRD CREEK II (781388)
GREEN BAY, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
JLM	11/16/22	REV. A
LMK	12/01/22	REV. B

CHECKED BY:	DCL
PLOT DATE	12/1/2022
PROJECT NUMBER	34103
SET TYPE	PRELIM. DWGS
SHEET NUMBER	G-002

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CONCRETE AND STEEL REINFORCEMENT

1.
- ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL BUILDING CODE REQUIREMENTS AND MOST CURRENT VERSION OF ACI STANDARDS.
2.
- PREPARE SUBGRADE FOR CONCRETE IN ACCORDANCE WITH PROJECT PLANS AND SPECIAL PROVISION. DO NOT PLACE CONCRETE ON FROZEN SUBGRADE.
3.
- CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C94. CONCRETE SHALL BE 6 BAG MIX HAVING A 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI, MAXIMUM AGGREGATE SIZE OF 1", MAXIMUM WATER CEMENT RATIO OF 0.45, AIR ENTRAINMENT OF 6% +/- 1%, AND SLUMP OF 3" +/- 1". DEVIATIONS FROM THE MIX MUST BE APPROVED BY U.S. CELLULAR PRIOR TO USE.
4.
- CONCRETE CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE MOST STRINGENT OF: PROJECT PLANS, SPECIAL PROVISIONS, OR THE AMERICAN CONCRETE INSTITUTE (ACI) PUBLICATIONS. CONCRETE WORK FOR TOWER FOUNDATIONS SHALL BE COMPLETED IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PROVIDED BY THE TOWER VENDOR.
5.
- FORM MATERIALS WILL COMPLY WITH ACI 301. PLYWOOD FORMS SHALL BE APA B-B PLYFORM CLASS I SOUND SHEETS. LUMBER SHALL BE SPRUCE-PINE-FIR SPECIES #2 OR BETTER GRADE. TUBULAR COLUMN FORMS MAY BE SPIRALLY WOUND LAMINATED FIBER MATERIAL. FORM TIES SHALL BE REMOVABLE OR SNAP-OFF METAL TYPE.
6.
- CONCRETE SHALL BE MADE OF CEMENT MEETING THE REQUIREMENTS OF ASTM C150, NORMAL, TYPE I PORTLAND, FINE AND COARSE AGGREGATES FOR CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C33.
7.
- ALL CONCRETE REINFORCING SHALL BE ASTM A615 GRADE 60 STEEL. PLACE, SUPPORT AND SECURE REINFORCEMENT STEEL AT LOCATIONS SHOWN ON PLANS. REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH ACI 315.
8.
- AIR ENTRAINING ADMIXTURES SHALL MEET THE REQUIREMENTS OF ASTM C260; WATER REDUCING ADMIXTURES SHALL MEET THE REQUIREMENTS OF ASTM C494, TYPE A. ALL OTHER ADMIXTURES ARE PROHIBITED WITHOUT PRIOR APPROVAL BY U.S. CELLULAR.
9.
- VAPOR BARRIER SHALL BE 6 MIL THICK POLYETHYLENE, MEETING THE REQUIREMENTS OF ASTM D2103.
10.
- CURING COMPOUND SHALL MEET THE REQUIREMENTS OF ASTM C309.
11.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
12.
- ALL CONSTRUCTION AND EXPANSION JOINTS SHALL BE INSTALLED PER THE DRAWINGS.
13.
- ALL EXPOSED CORNERS OF CONCRETE WORK SHALL BE CHAMFERED 3/4 " UNLESS NOTED OTHERWISE.
14.
- ALL FORM WORK SHALL BE RIGID, TIGHT, LEVEL, PLUMB AND SUFFICIENTLY SHORED TO RESIST CONSTRUCTION LOAD CONDITIONS. COAT FORMS WITH RELEASE AGENT PRIOR TO PLACING REINFORCING STEEL.
15.
- REMOVE ALL ORGANIC MATERIAL, SOFT AND/OR UNSUITABLE SOILS WITHIN FOUNDATION FOOTPRINT. DO NOT UTILIZE THESE SOILS FOR BACKFILL.
16.
- CONSULT GEOTECHNICAL INVESTIGATION REPORT FOR ANTICIPATED SOIL CONDITIONS AND CONSTRUCTION CONSIDERATIONS.
17.
- PROVIDE U.S. CELLULAR A MINIMUM OF 48 HRS. NOTICE PRIOR TO PLACING CONCRETE TO ALLOW FOR INSPECTION AND SCHEDULING OF TESTING.
18.
- UTILIZE CHUTES, TROUGHS OR CONVEYORS TO PLACE CONCRETE SO THAT HANDLING OF CONCRETE IS MINIMIZED. AVOID SEGREGATION OF THE AGGREGATE AND DISTURBING REINFORCING STEEL.
19.
- UNIFORMLY CONSOLIDATE CONCRETE USING HAND TOOLS OR MECHANICAL VIBRATORS. THOROUGHLY CONSOLIDATE EACH LAYER PRIOR TO PLACING SUBSEQUENT LAYERS.
20.
- WHEN PLACING OPERATIONS ARE TEMPORARILY SUSPENDED, THE UNFINISHED FACE OF THE POUR SHALL BE COVERED WITH WET BURLAP UNTIL PLACING OPERATIONS ARE RESUMED. WHEN PLACING OPERATIONS ARE SUSPENDED FOR MORE THAN 30 MINUTES, PROVIDE AN BONDING AGENT TO CONSTRUCTION JOINT.
21.
- TROWEL FINISH SURFACES UNLESS OTHERWISE DIRECTED ON THE PLANS.
22.
- AFTER FINAL FINISHING, PROVIDE POLYETHYLENE VAPOR BARRIER OR CURING COMPOUND TO MAINTAIN MOISTURE AND TEMPERATURE OF CONCRETE.
23.
- IN EXTREME WEATHER PLACE AND CURE CONCRETE IN ACCORDANCE WITH EITHER ACI 306R-89 FOR COLD WEATHER OR ACI 305R-89 FOR HOT WEATHER.
24.
- WELDING OF REINFORCING STEEL IS PROHIBITED.
25.
- REMOVE FORMS IN A MANNER THAT DOES NOT DAMAGE THE CONCRETE. FILL AND PATCH POCKETS OR HOLES ON EXPOSED SURFACES USING MORTAR MIXTURE.
26.
- NOTIFY ENGINEER 48 HOURS IN ADVANCE OF TOWER FOUNDATION INSTALLATION.
27.
- REFER TO TOWER MANUFACTURER SPECIFICATIONS REGARDING FOUNDATION REQUIREMENTS.

CHAINLINK FENCING

- 1.0
- SCOPE:
- 1.1
- THIS SECTION COVERS THE REQUIREMENTS FOR THE MATERIALS AND THE CONSTRUCTION OF SITE FENCING. SEE SITE PLAN AND DRAWINGS FOR DETAILS.
- 2.0
- SPECIAL REQUIREMENTS:
- 2.1
- ALL WIRE, FABRIC, FITTINGS, HARDWARE AND STEEL MEMBERS USED FOR SITE AREA FENCING SHALL BE HOT DIPPED GALVANIZED (ASTM A153) OR OTHER APPROVED NON CORROSIVE MATERIAL AND CONFORM TO FEDERAL SPEC RR-F-191G (1-25-74).
- 2.2
- ALL NON-CORROSIVE MATERIAL SHALL BE PRE-APPROVED BY THE PROJECT MANAGER.
- 2.3
- ANY DAMAGE TO GALVANIZING OR NON-CORROSIVE COATING DURING CONSTRUCTION SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S RECOMMENDED METHODS.
- 3.0
- GATE:
- 3.1
- LOCATION OF GATE SHALL CONFORM TO THE SITE PLAN.
- 3.2
- ALL JOINTS BETWEEN TUBULAR GATE MEMBERS SHALL BE WELDED OR HEAVY FITTINGS PROVIDING RIGID AND WATERTIGHT CONNECTIONS.
- 3.3
- GATE HINGES SHALL PROVIDE FOR 180 DEGREE RADIUS GATE SWING. ALL HINGE NUTS SHALL BE ON THE INSIDE AND DOUBLE-NUT TO DETER UNAUTHORIZED ENTRY.
- 3.4
- BARBED WIRE GUARD SHALL BE INSTALLED ON TOP OF GATES. ADEQUATE CLEARANCE SHALL BE MAINTAINED TO ALLOW GATE OPERATION.
- 3.5
- GATE SHALL BE INSTALLED PLUMB AND SHALL OPEN AND CLOSE FREELY.
- 3.6
- GATE POSTS SHALL NOT BE SHARED AS A CORNER POST.
- 4.0
- FENCE POSTS:
- 4.1
- LOCATION OF CORNER POSTS SHALL BE DETERMINED FROM STAKES AND PROPERTY PINS INSTALLED BY THE REGISTERED LAND SURVEYOR UNDER CONTRACT FOR THE PROJECT. IF THE STAKES ARE NOT PRESENT OR DO NOT CONFORM TO THE SITE PLAN, CONSULT WITH THE PROJECT MANAGER.
- 4.2
- CORNER POSTS SHALL BE SET WITHIN ONE INCH (1") OF DIMENSIONS INDICATED ON THE SITE PLAN.
- 4.3
- FENCE POSTS SHALL BE VERTICALLY PLUMB IN ALL PLANES WITHIN 1/2 INCH (1/2").
- 4.4
- LINE POSTS BETWEEN CORNER AND GATE POSTS SHALL BE EQUALLY SPACED WITH A TEN FOOT (10') MAXIMUM SPACING. GATE POST LOCATIONS SHALL BE IN ACCORDANCE WITH SITE PLAN AND SHALL BE VERIFIED WITH THE PROJECT MANAGER.
- 4.5
- ALL FOUR CORNERS POSTS AND BOTH GATE POSTS SHALL BE CONNECTED TO THE SITE GROUNDING SYSTEM (REFER TO GROUNDING SYSTEM STANDARD).
- 4.6
- FENCE POST OUTSIDE DIAMETER (O.D.) ARE MINIMUM SPECIFICATIONS. LARGER SIZES MAY BE SUBSTITUTED WITH APPROVAL FROM PROJECT MANAGER.
- 5.0
- FABRIC:
- 5.1
- FABRIC SHALL BE TENSIONED PER MANUFACTURER'S RECOMMENDATIONS TO PRESENT A NEAT APPEARANCE.
- 5.2
- FABRIC SHALL BE SECURED AT CORNER AND GATE POSTS USING STRETCHER BARS AND TENSION BAND CLIPS.
- 5.3
- FABRIC SHALL BE SECURED TO THE TOP RAIL AND BRACE RODS USING TIE CLIPS.

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GENERAL SPECIFICATIONS
BAIRD CREEK II (781388)
GREEN BAY, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
JLM	11/16/22	REV. A
LMK	12/01/22	REV. B

CHECKED BY:	DCL
PLOT DATE	12/1/2022
PROJECT NUMBER	34103
SET TYPE	PRELIM. DWGS
SHEET NUMBER	G-003

ELECTRICAL NOTES

1.0 GENERAL

- 1.1

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC. FOR A COMPLETE AND PROPERLY OPERATING SYSTEM ENERGIZED THROUGHOUT AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
- 1.2

CONTRACTOR IS TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF PERMANENT POWER TO THE SITE.
- 1.3

CONTRACTOR SHALL OBTAIN ALL NECESSARY BUILDING PERMITS, INSPECTIONS AND APPROVALS, AND PAY ALL REQUIRED FEES PURSUANT TO THE WORK.
- 1.4

ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST VERSION OF THE NATIONAL ELECTRICAL CODE AND ANY APPLICABLE NATIONAL, STATE AND LOCAL CODES. ALL COMPONENTS SHALL BE U.L. APPROVED.
- 1.5

CONTRACTOR SHALL BEFORE SUBMITTING HIS BID, VISIT THE SITE OF THE PROJECT AND BECOME FAMILIAR WITH THE CONDITIONS. NO ALLOWANCE WILL BE MADE FOR EXISTING CONDITIONS OR FAILURE OF THE CONTRACTOR TO OBSERVE THEM.
- 1.6

EXACT LOCATION OF ALL EQUIPMENT SHALL BE COORDINATED WITH OWNER AND OTHER TRADES.
- 1.7

CONTRACTOR SHALL PROVIDE ALL VERIFICATION OBSERVATION TESTS AND EXAMINE ALL WORK PRIOR TO ORDERING THE ELECTRICAL EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT/ENGINEER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
- 1.8

ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN SAFE CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT (SEE NOTE 1.7 FOR EXCEPTIONS). MATERIALS SHALL MEET WITH APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY AND ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NBFU AND "UL" LISTED.
- 1.9

WHERE EQUIPMENT IS SPECIFIED BY MANUFACTURER AND TYPE, SUBSTITUTION SHALL ONLY BE MADE WITH THE APPROVAL OF THE ENGINEER. THE CONTRACTOR SHALL SUBMIT DETAILS OF PROPOSED MATERIALS, REASON FOR CHANGE AND CHANGE IN CONTRACT AMOUNT.
- 1.10

EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY LABELED WITH ENGRAVED PLASTIC LABELS FOR EACH PANELBOARD, PULL BOX, J-BOX, SWITCH BOX, ETC. IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA)
- 1.11

THESE PLANS ARE DIAGRAMMATIC ONLY AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE.
- 1.12

THE TEMPERATURE RATING ASSOCIATED WITH THE AMPACITY OF A CONDUCTOR SHALL BE SO SELECTED AND COORDINATED AS TO NOT EXCEED THE LOWEST TEMPERATURE RATING OF ANY CONNECTED TERMINATION, CONDUCTOR, OR DEVICE.
- 1.13

ALL ENCLOSURES CONTAINING THE SERVICE CONDUCTORS-SERVICE RACEWAY, CABLE ARMOR, BOXES, FITTINGS, CABINETS MUST BE EFFECTIVELY BONDED TOGETHER.
- 1.14

ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 UNLESS OTHERWISE SPECIFIED, WITH UV PROTECTION (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH SPECIFIED BY NATIONAL STATE AND LOCAL CODES. IT IS REQUIRED AND WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO NOTIFY THE DIGGER HOTLINE OR OTHER SUCH NOTIFYING AGENCY PRIOR TO THE START OF DIGGING, TRENCHING, EXCAVATION, OR OTHER SUCH EARTH REMOVAL; SEE G-001 FOR NOTIFICATION REQUIREMENTS.
- 1.15

THE UNDERGROUND SERVICE ENTRANCE WORK MUST BE CONSTRUCTED ACCORDING TO THE LOCAL BUILDING CODE, NEC & UTILITY STANDARDS. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL UTILITY BEFORE QUOTING AND DURING THE CONSTRUCTION.

ELECTRICAL NOTES (CONTINUED)

2.0 MATERIALS, ELECTRICAL WIRING AND RACEWAYS

- 2.1

ALL CIRCUIT BREAKERS, FUSES, CONDUCTORS AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT TO WHICH THEY MAY BE SUBJECTED AND A MINIMUM OF 10,000 AIC RATING UNLESS SPECIFIED OTHERWISE.
- 2.2

PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLETS SHALL HAVE ENGRAVED LETTERING WHERE INDICATED ON THE DRAWINGS. WEATHERPROOF RECEPTACLES SHALL HAVE SIERRA "WPD 8" LIFT COVER PLATES.
- 2.3

METER SOCKET AMPERAGE, VOLTAGE AND NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS AND MANUFACTURED BY SQUARE "D" COMPANY OR AN APPROVED EQUAL.
- 2.4

INSTALLATION OF RIGID METAL CONDUIT SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF ARTICLES 300 & 348-NEC. SHALL BE UL APPROVED.
- 2.5

INSTALLATION OF ELECTRICAL METALLIC TUBING (EMT) SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF ARTICLES 300 & 348-NEC. SHALL BE U.L. APPROVED.
- 2.6

INSTALLATION OF INTERMEDIATE METAL CONDUIT (IMC) SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF ARTICLES 300 & 348-NEC. SHALL BE UL APPROVED.
- 2.7

PLASTIC CONDUIT SHALL BE SCHEDULE 40, HIGH IMPACT, POLYVINYL CHLORIDE AND SHALL BE USED WITH UNTHREADED SOLVENT CEMENT PLASTIC CONDUIT FITTINGS. COUPLINGS SHALL HAVE A CENTER STOP TO TYPE ENSURE PROPER SEATING. CONDUIT SHALL BE MANUFACTURED BY CARLON OR ACCEPTABLE EQUAL SHALL BE IN COMPLIANCE WITH ART 300 & 347-NEC, UL APPROVED.
- 2.8

ALL WIRING OF ALL KINDS MUST BE INSTALLED IN CONDUIT, UNLESS OTHERWISE NOTED OR APPROVED BY THE ELECTRICAL ENGINEER.
- 2.9

ALL WIRING SHALL BE IN ACCORDANCE WITH THE (NEC) NATIONAL ELECTRICAL CODE OR AS INDICATED ON PLANS.
- 2.10

RACEWAYS SHALL BE STEEL GALVANIZED AND/OR PAINTED, WITH SIZE AS SPECIFIED AND IN ACCORDANCE WITH THE (NEC) NATIONAL ELECTRICAL CODE UNLESS OTHERWISE NOTED ON PLANS. ALL RACEWAYS SHALL BE APPROVED PRIOR TO INSTALLATION.
- 2.11

JUNCTION BOXES OR PULL BOXES SHALL MEET (NEC) NATIONAL ELECTRICAL CODE STANDARDS AND AS APPROVED FOR INSTALLATION OF RACEWAYS AND WIRING.
- 2.12

THE RACEWAY AND WIRING INSTALLATION SHALL BE GROUNDED PERMANENTLY AND EFFECTIVELY IN ACCORDANCE WITH ARTICLE 250 OF THE (NEC) NATIONAL ELECTRICAL CODE.
- 2.13

THE CONTRACTOR SHALL BE AWARE THAT ALL STATE AND LOCAL CODES SHALL APPLY TO THIS INSTALLATION AND MUST BE ADHERED TO.

3.0 SCOPE OF WORK

- 3.1

THE CONTRACTOR SHALL PROVIDE ALL ELECTRICAL WIRING AND EQUIPMENT UNLESS OTHERWISE INDICATED. MAIN COMPONENTS ARE AS FOLLOWS:

A. PROVIDE ELECTRICAL SERVICE AS INDICATED ON THE DRAWINGS.

B. PROVIDE FIBER CONDUIT WITH PULL WIRE AS INDICATED HEREIN AND ON DRAWINGS.

C. COORDINATE ELECTRICAL SERVICE WITH LOCAL POWER COMPANY.

E. COORDINATE FIBER SERVICE WITH LOCAL FIBER COMPANY.

F. INSTALL WIRE AND CONDUIT AS INDICATED. PROVIDE CABLE SUPPORTS AS INDICATED.

G. PROVIDE GROUNDING AS INDICATED.
- 3.2

ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" OR "AS-BUILT" DRAWINGS AT THE COMPLETION OF THE JOB SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS SHALL BE PROVIDED TO CLIENT. ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, ETC. SHALL BE TURNED OVER TO CLIENT AT JOB COMPLETION.
- 3.3

PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF ELECTRICAL WORK.
- 3.4

UPON COMPLETION OF WORK, CONDUIT CONTINUITY, SHORT CIRCUIT, AND GROUNDING FALL POTENTIAL TEST WILL BE MADE FOR APPROVAL. SUBMIT TEST REPORTS TO CLIENT. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE IN A COMPLETE AND UNDAMAGED CONDITION.
- 3.5

THE COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF SITE ACCEPTANCE BY CLIENT. ANY WORK MATERIAL OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AND AT THE EXPENSE OF THE CONTRACTOR.
- 3.6

THE ELECTRICAL CONTRACTOR SHALL VERIFY THE ELECTRICAL EQUIPMENT PROVIDED BY CLIENT'S SUPPLIERS.

CONSULTANT:



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CLIENT:



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GENERAL SPECIFICATIONS
BAIRD CREEK II (781388)
GREEN BAY, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
JLM	11/16/22	REV. A
LMK	12/01/22	REV. B

CHECKED BY:	DCL
PLOT DATE	12/1/2022
PROJECT NUMBER	34103
SET TYPE	PRELIM. DWGS

SHEET NUMBER	G-004
--------------	-------

NW CORNER
SECTION 34
T.24N., R.21E.

2616.09'
2022.81'

WEST LINE OF THE NW1/4, SECTION 34

S00°-45'-15"W

W1/4 CORNER
SECTION 34
T.24N., R.21E.

SOUTH LINE OF THE NW1/4, SECTION 34

CENTER OF
SECTION 34
T.24N., R.21E.
(COMPUTED POINT)

E1/4 CORNER
SECTION 34
T.24N., R.21E.
(MON. FND.)

SURVEYOR'S CERTIFICATE

I, Steven C. DeJong, Professional Land Surveyor
of Meridian Surveying, LLC., certify that I have surveyed the
described property and that the map shown is a true and accurate
representation thereof to the best of my knowledge and belief.

Dated this 13TH day of October, 2022.

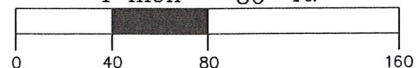
SYCDJ
WISCONSIN PROFESSIONAL LAND SURVEYOR
Steven C. DeJong, S-2791



BENCHMARK INFORMATION

SITE BENCHMARK: (BM A)
SET 6" NAIL IN EAST FACE OF LIGHT
POLE #56CC67; ±1' ABOVE GROUND LEVEL
ELEVATION: 741.98'

GRAPHIC SCALE
1 inch = 80 ft.

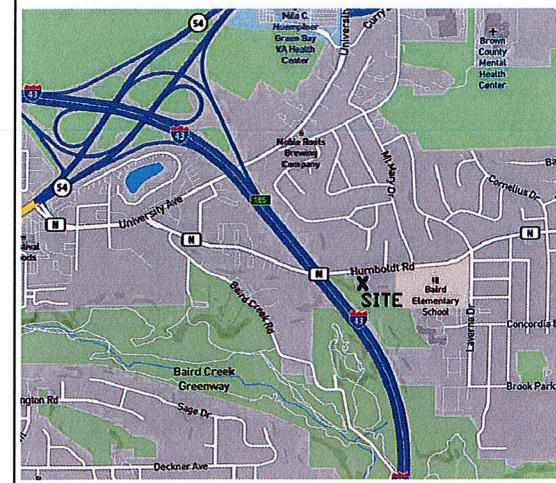


PROPOSED TOWER BASE

LATITUDE: 44°-30'-40.44"
LONGITUDE: 87°-56'-21.15"
(Per North American Datum of 83/91)

Ground Elevation: 742.0'
(Per North American Vertical Datum of 1988)

-VICINITY MAP-



-LEGEND-

- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
- ⊙ = METAL POST
- ⊗ = WATER VALVE
- ⊕ = STORM MANHOLE
- ⊞ = STORM INLET (SQUARE)
- ⊟ = CURB STORM INLET
- ⊠ = SANITARY MANHOLE
- ⊡ = GAS METER
- ⊢ = FIBER OPTIC VAULT
- ⊣ = LIGHT POLE
- ⊤ = ELECTRIC METER
- ⊥ = EXISTING POWER POLE
- B.O.C. = BACK OF CURB
- ST — ST — = STORM SEWER MAIN
- SAN — SAN — = SANITARY SEWER MAIN
- T — T — = BURIED TELEPHONE
- E — E — = BURIED ELECTRIC
- DPL — DPL — = OVERHEAD ELECTRIC
- W — W — = WATER MAIN
- G — G — = BURIED GAS LINE
- F — F — = BURIED FIBER OPTIC LINE
- ~~~~~ = EDGE OF BRUSH/WOODS
- — — = PROPERTY LINE
- ⊙ = EXISTING TREE

SURVEY NOTES:

-THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON
THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE
RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL
LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE
OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE
FOR ANY OMISSION OR VARIATION FROM THE LOCATION
SHOWN.

-DIGGERS HOTLINE TICKET NO. 20223621378.

-THIS SURVEY WAS MADE WITH THE AID OF A TITLE REPORT
PREPARED BY LINCOLN ABSTRACT & SETTLEMENT SERVICES
AS COMMITMENT NO. 22111520WI WITH AN EFFECTIVE DATE
OF AUGUST 30, 2022. ALL ENCUMBRANCES, IF ANY, ARE
PLOTTED AND SHOWN.

-THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.
THIS SURVEY REPRESENTS THE LEASE AREA AND
EASEMENTS ONLY.

-ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT
AGENCY (FEMA) FLOOD MAPS, THE EXISTING
TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", FIRM
PANEL NO. 55009C0189F, DATED AUGUST 18 2009, AND IS
NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS
DESIGNATED AS: "AREA OF MINIMAL FLOOD HAZARD".

WETLAND NOTE:

-THE PRESENCE AND LOCATION OF WETLANDS HAS NOT
BEEN DETERMINED ON THIS PROPERTY. WETLANDS SHOULD
ONLY BE DETERMINED BY ACTUAL FIELD DELINEATION
PERFORMED BY A QUALIFIED WETLAND SPECIALIST.

SURVEYED FOR:

Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
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www.edgeconsult.com

SURVEYED FOR:

uscellular
8410 BRYN MAWR AVENUE
CHICAGO, IL 60631

MERIDIAN

SURVEYING, LLC

N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
BAIRD CREEK II

SITE NUMBER:
781388

SITE ADDRESS:
2800 HUMBOLDT ROAD
GREEN BAY, WI 54311

PROPERTY OWNER:
SM LLC
C/O STEPHEN METZLER
420 HARTUNG STREET
GREEN BAY, WI 54302

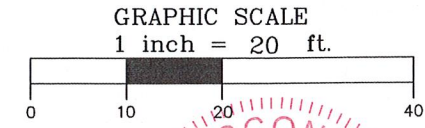
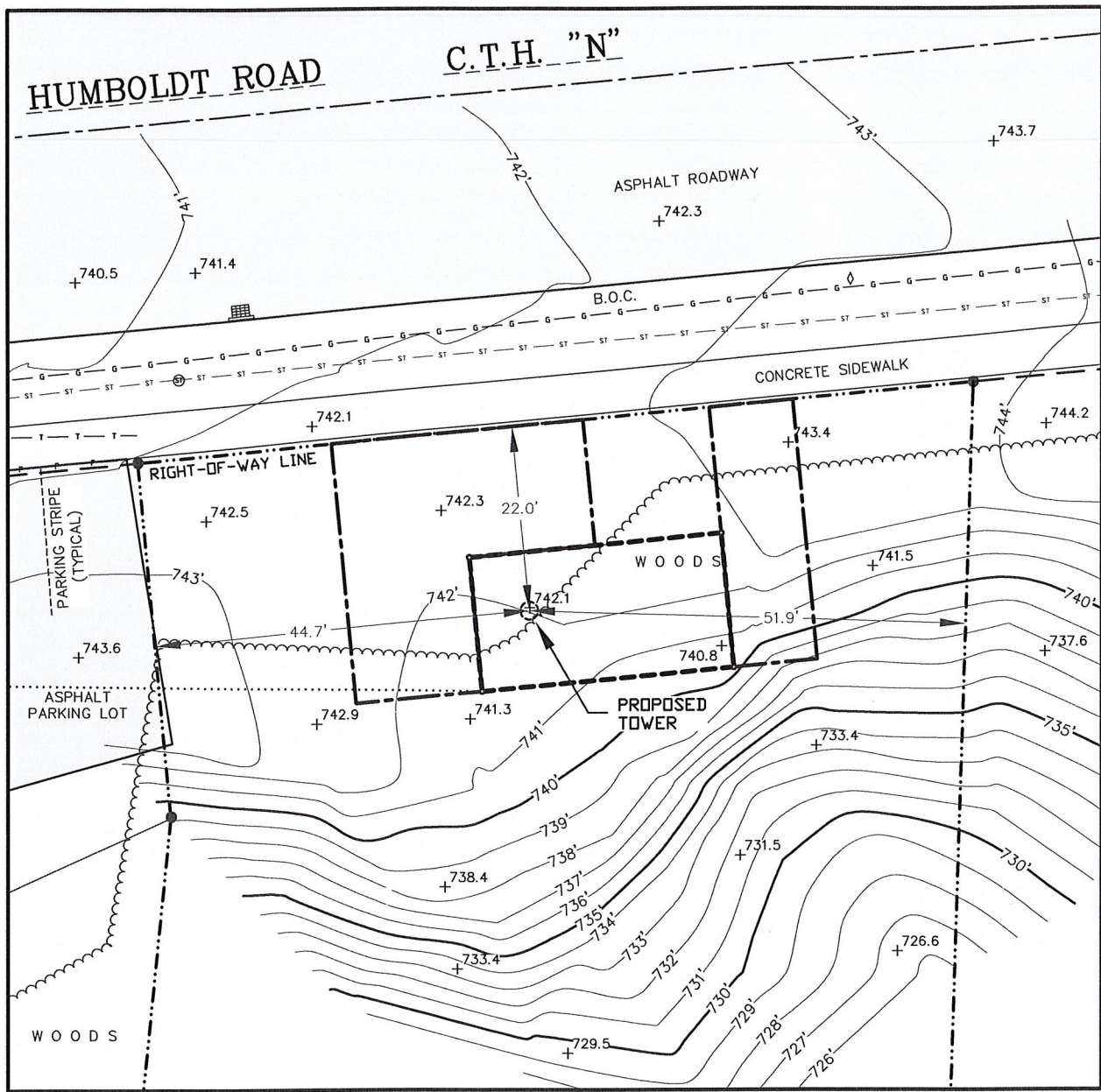
PARCEL NO.: 21-339
ZONED: R1
DEED REFERENCE: DOCUMENT NO. 2409060

LEASE EXHIBIT FOR US CELLUAR

BEING A PART OF THE SE1/4 OF THE
NW1/4, SECTION 34, T.24N., R.21E.,
CITY OF GREEN BAY, BROWN COUNTY,
WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	9-29-22	Added Lease and Easements	JD
1	9-14-22	Preliminary Survey	JD

DRAWN BY: J.D.	FIELD WORK DATE: 9-12-22
CHECKED BY: S.C.D.	FIELD BOOK: M-65, PG. 52
JOB NO.: 14029	SHEET 1 OF 2



SURVEYOR'S CERTIFICATE

I, Steven C. DeJong, Professional Land Surveyor of Meridian Surveying, LLC., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

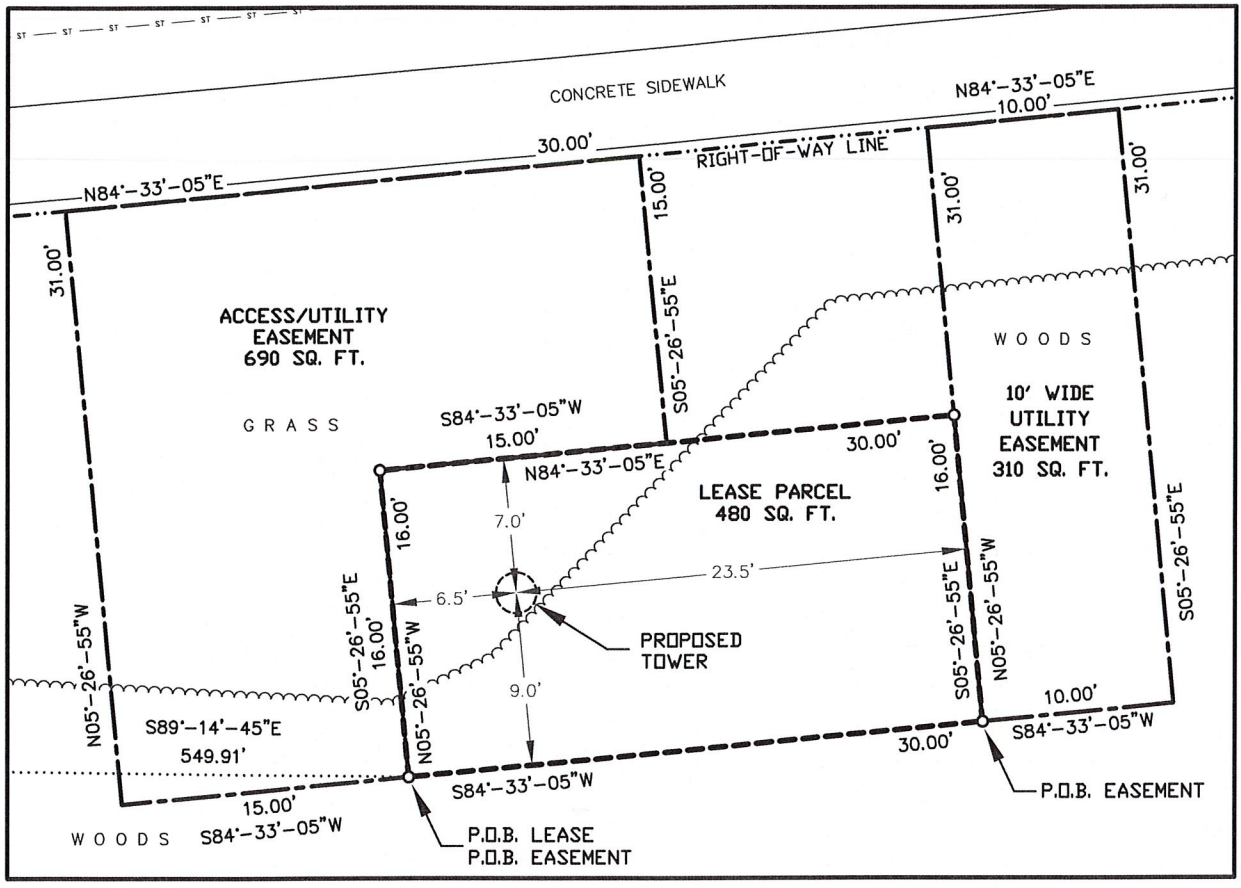
Dated this 13th day of October, 2022.

Steven C. DeJong, Professional Land Surveyor
Steven C. DeJong, S-2791

BEARINGS REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM AND THE WEST LINE OF THE NW1/4, SECTION 34, T.24N., R.21E., WHICH BEARS: S00°-45'-15"W

PARENT PARCEL
Part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4), Section Thirty-four (34), Township Twenty-four (24) North, Range Twenty-one (21) East, City of Green Bay, Brown County, Wisconsin, more fully Described as follows:

Commencing at the East Quarter (E1/4) corner of Section Thirty-four (34), Township Twenty-four (24) North, Range Twenty-one (21) East; thence South 89°22'49" West, 2579.56 feet; thence South 89°48'58" West, 525.19 feet; thence North 39°30'46" West, 212.01 feet; thence North 01°29'40" East, 150.00 feet to the point of beginning; thence North 43°25'44" East, 213.85 feet; North 05°46'01" East, 74.00 feet; thence North 05°16'25" West, thence 42.40 feet; thence North 84°35'26" East, 99.79 feet; thence South 01°48'08" West, 400.00 feet; thence North 63°19'16" West, 265.59 feet to the point of beginning, excepting therefrom all parts thereof used for road purposes.



Being a part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Thirty-Four (34), Township Twenty-Four (24) North, Range Twenty-One (21) East, City of Green Bay, Brown County, Wisconsin containing 480 square feet (0.011 acres) of land and being described by:

Commencing at the Northwest Corner of said Section 34; thence S00°-45'-15"W 2022.81 feet along the west line of the NW1/4 of said Section 34; thence S89°-14'-45"E 549.91 feet to the point of beginning; thence N05°-26'-55"W 16.00 feet; thence N84°-33'-05"E 30.00 feet; thence S05°-26'-55"E 16.00 feet; thence S84°-33'-05"W 30.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

ACCESS/UTILITY EASEMENT

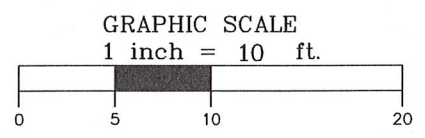
Being a part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Thirty-Four (34), Township Twenty-Four (24) North, Range Twenty-One (21) East, City of Green Bay, Brown County, Wisconsin containing 690 square feet (0.016 acres) of land and being described by:

Commencing at the Northwest Corner of said Section 34; thence S00°-45'-15"W 2022.81 feet along the west line of the NW1/4 of said Section 34; thence S89°-14'-45"E 549.91 feet to the point of beginning; thence S84°-33'-05"W 15.00 feet; thence N05°-26'-55"W 31.00 feet to a point on the south line of Humboldt Road; thence N84°-33'-05"E 30.00 feet along said south line of Humboldt Road; thence S05°-26'-55"E 15.00 feet; thence S84°-33'-05"W 15.00 feet; thence S05°-26'-55"E 16.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

10' WIDE UTILITY EASEMENT

Being a part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Thirty-Four (34), Township Twenty-Four (24) North, Range Twenty-One (21) East, City of Green Bay, Brown County, Wisconsin containing 310 square feet (0.007 acres) of land and being described by:

Commencing at the Northwest Corner of said Section 34; thence S00°-45'-15"W 2022.81 feet along the west line of the NW1/4 of said Section 34; thence S89°-14'-45"E 549.91 feet; thence N05°-26'-55"W 16.00 feet; thence N84°-33'-05"E 30.00 feet; thence S05°-26'-55"E 16.00 feet to the point of beginning; thence N05°-26'-55"W 31.00 feet to a point on the south line of Humboldt Road; thence N84°-33'-05"E 10.00 feet along said south line of Humboldt Road; thence S05°-26'-55"E 31.00 feet; thence S84°-33'-05"W 10.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.



—LEGEND—

- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
- ⊙ = METAL POST
- ⊗ = WATER VALVE
- ⊕ = STORM MANHOLE
- ⊞ = STORM INLET (SQUARE)
- ⊟ = CURB STORM INLET
- ⊠ = SANITARY MANHOLE
- ⊡ = GAS METER
- ⊢ = FIBER OPTIC VAULT
- ⊣ = LIGHT POLE
- ⊤ = ELECTRIC METER
- ⊥ = EXISTING POWER POLE
- B.O.C. = BACK OF CURB
- ST — ST — = STORM SEWER MAIN
- SAN — SAN — = SANITARY SEWER MAIN
- T — T — = BURIED TELEPHONE
- E — E — = BURIED ELECTRIC
- OPL — OPL — = OVERHEAD ELECTRIC
- W — W — = WATER MAIN
- G — G — = BURIED GAS LINE
- F — F — = BURIED FIBER OPTIC LINE
- ~~~~~ = EDGE OF BRUSH/WOODS
- - - - - = PROPERTY LINE
- ⊕ = EXISTING TREE

SURVEYED FOR:

Edge
Consulting Engineers, Inc.

624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SURVEYED FOR:

uscellular

8410 BRYN MAWR AVENUE
CHICAGO, IL 60631

MERIDIAN
SURVEYING, LLC

N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
BAIRD CREEK II

SITE NUMBER:
781388

SITE ADDRESS:
2800 HUMBOLDT ROAD
GREEN BAY, WI 54311

PROPERTY OWNER:
SM LLC
C/O STEPHEN METZLER
420 HARTUNG STREET
GREEN BAY, WI 54302

PARCEL NO.: 21-339

ZONED: R1

DEED REFERENCE: DOCUMENT NO. 2409060

LEASE EXHIBIT
FOR
US CELLUAR

BEING A PART OF THE SE1/4 OF THE
NW1/4, SECTION 34, T.24N., R.21E.,
CITY OF GREEN BAY, BROWN COUNTY,
WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	9-29-22	Added Lease and Easements	JD
1	9-14-22	Preliminary Survey	JD

DRAWN BY: J.D.	FIELD WORK DATE: 9-12-22
CHECKED BY: S.C.D.	FIELD BOOK: M-65, PG. 52
JOB NO.: 14029	SHEET 2 OF 2



SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
JLM	11/16/22	REV. A
LMK	12/01/22	REV. B
CHECKED BY	DCL	
PLOT DATE	12/11/2022	
PROJECT NUMBER	34103	
SET TYPE	PRELIM. DWGS	
SHEET NUMBER	C-101	



NORTH

CONSULTANT:

Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
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www.edgeconsult.com

CLIENT:

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U.S. CELLULAR
8410 W. BRYN MAWR AVE.
SUITE 700
CHICAGO, IL 60631

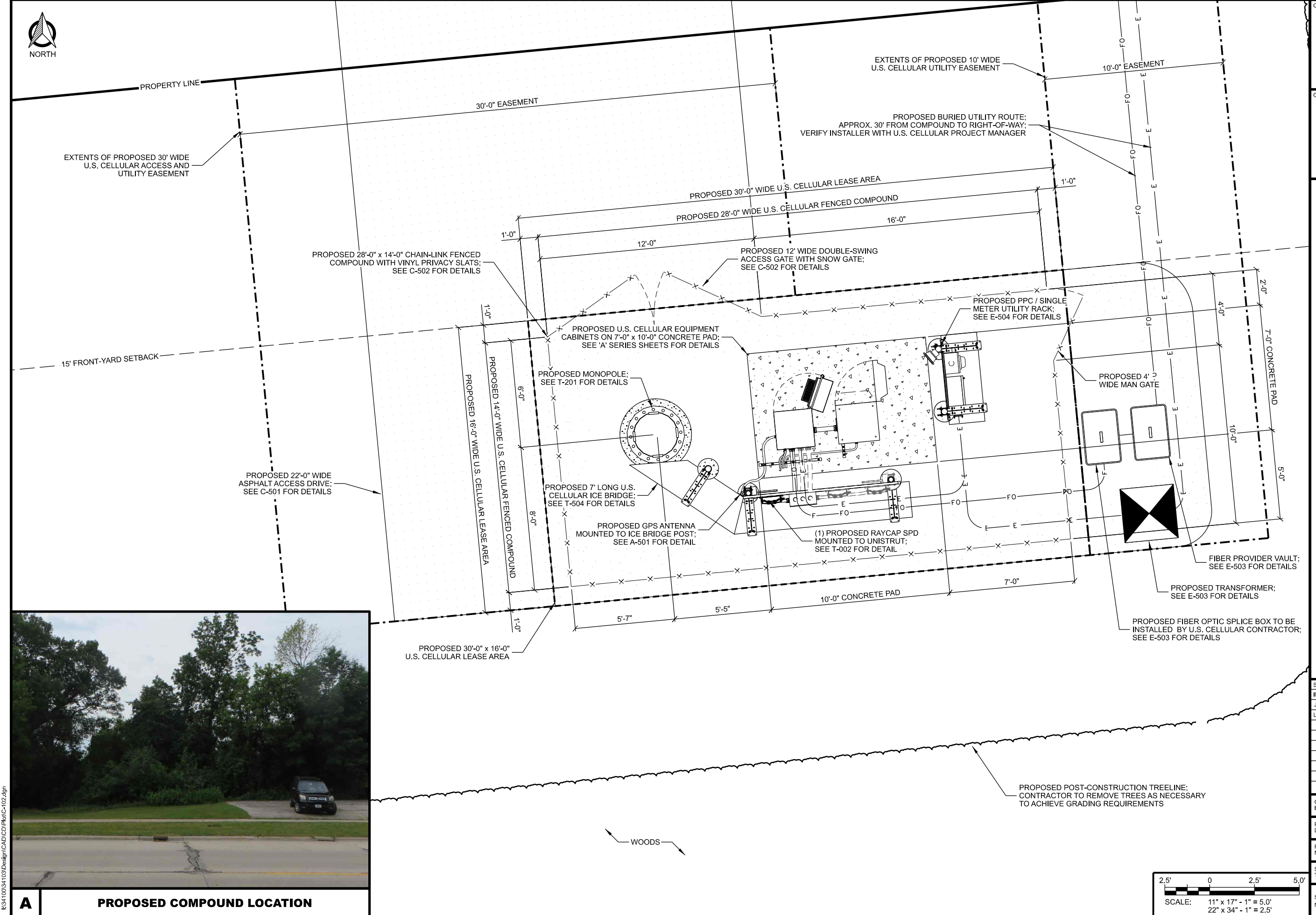
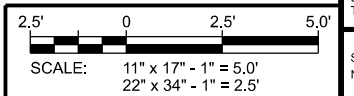
ENLARGED SITE PLAN
BAIRD CREEK II (781388)
GREEN BAY, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
JLM	11/16/22	REV. A
LMK	12/01/22	REV. B

CHECKED BY:	DCL
PLOT DATE:	12/1/2022
PROJECT NUMBER:	34103
SET TYPE:	PRELIM. DWGS

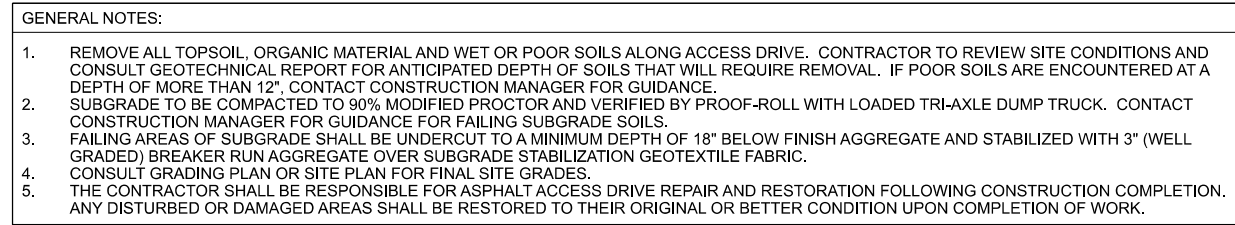
SHEET NUMBER **C-102**



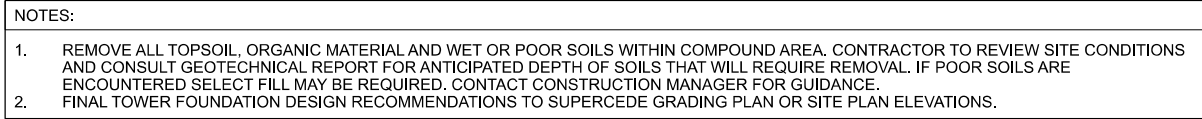
A

PROPOSED COMPOUND LOCATION

N:\341003\34103\Design\CADD\CD Plot\C-102.dgn



A ASPHALT DRIVE CROSS SECTION



B COMPOUND CROSS SECTION

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CONSTRUCTION DETAILS
BAIRD CREEK II (781388)
GREEN BAY, WISCONSIN

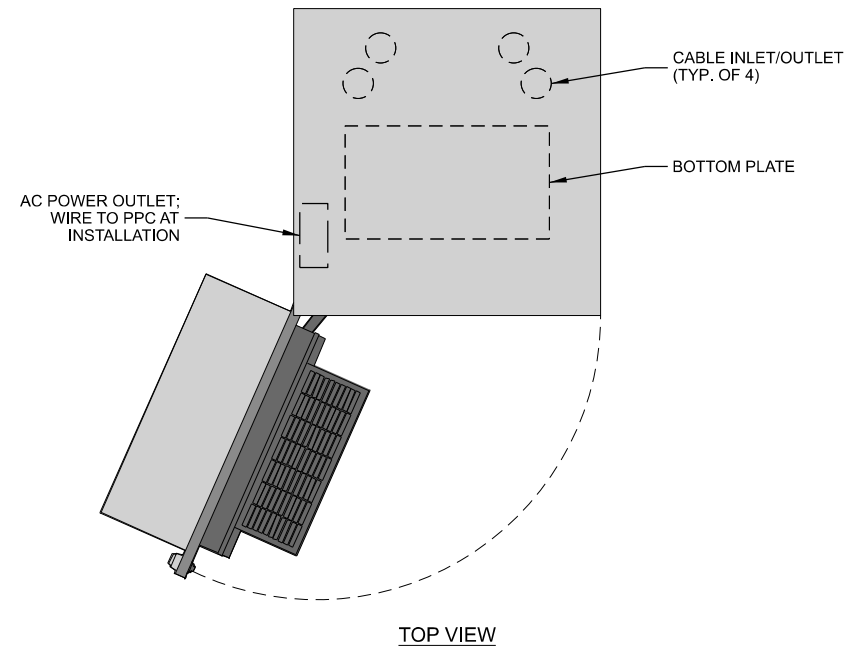
SHEET
NUMBER

C-501

DESCRIPTION: MULTI-PURPOSE SITE CABINET
MANUFACTURER: ERICSSON
MODEL: ENCLOSURE 6160 AC
DIMENSIONS: 57.9" x 25.59" x 33.46" (H x W x D)
WEIGHT: 373 LBS; INCLUDING DOOR AND ROOF,
EMPTY POWER RACK, AND
EMPTY USER SPACE

MINIMUM CLEARANCE REQUIREMENTS:
FRONT: 25.20" (640 mm)
REAR: 3.94" (100 mm)
LEFT: 11.81" (300 mm)
RIGHT: 3.94" (100 mm)

DESCRIPTION: BASE FRAME
MANUFACTURER: ERICSSON
MODEL: SXX1255009/1
HEIGHT: 12"



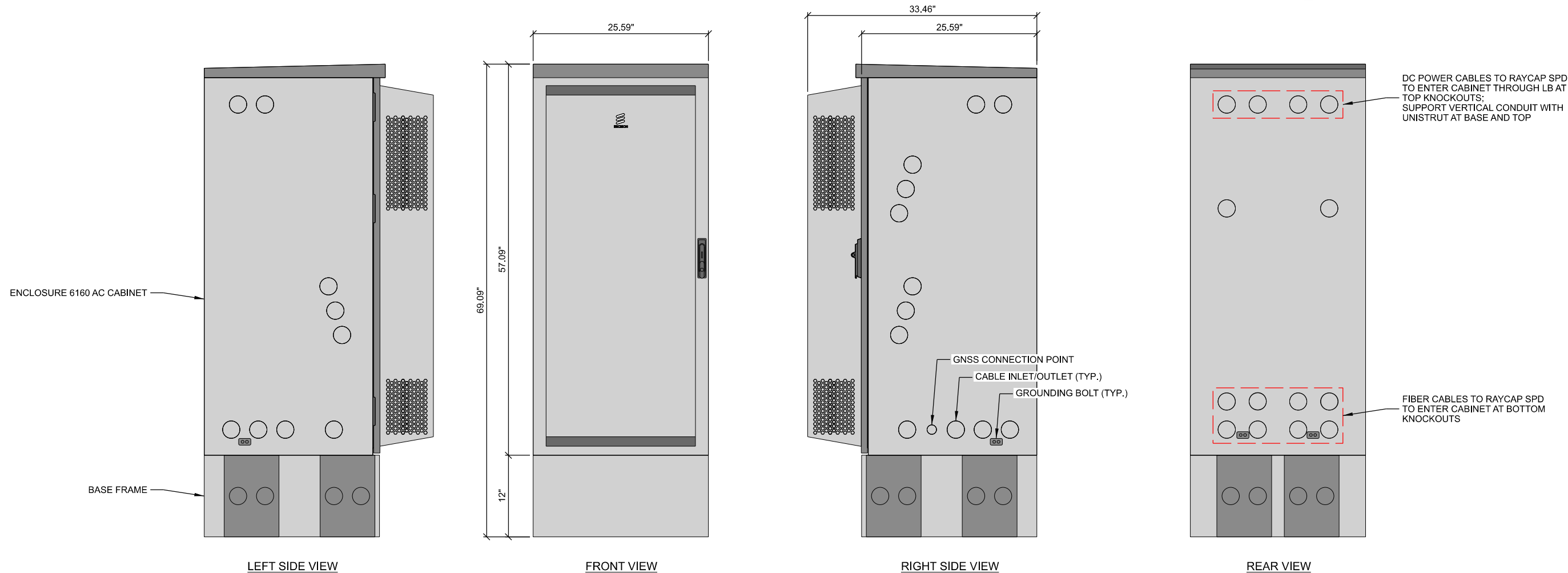
CONSULTANT:

Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:

uscellular
U.S. CELLULAR
8410 W. BRYN MAWR AVE.
SUITE 700
CHICAGO, IL 60631

EQUIPMENT CABINET SPECIFICATIONS
BAIRD CREEK II (781388)
GREEN BAY, WISCONSIN



- NOTES:
- CABINET BOTTOM SHOULD BE OPENED UP BY GENERAL CONTRACTOR WITH CONDUIT COUPLERS; FOR CURRENT AND FUTURE SITES.
 - ALL UNUSED OPENINGS MUST BE PROPERLY FILLED/SEALED TO DISCOURAGE PESTS AND TO ENSURE CABLE ENVIRONMENTAL COOLING AND HEATING.

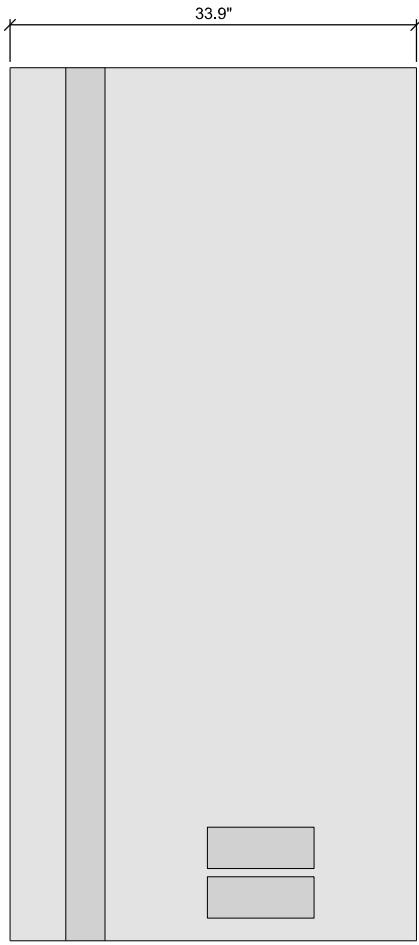
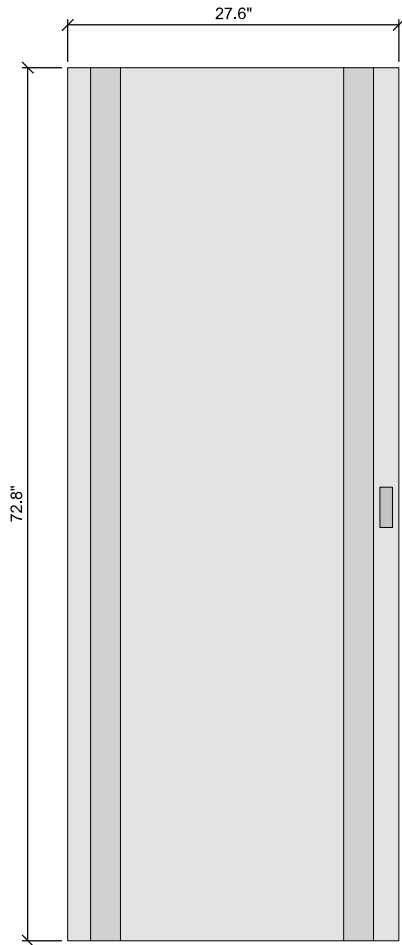
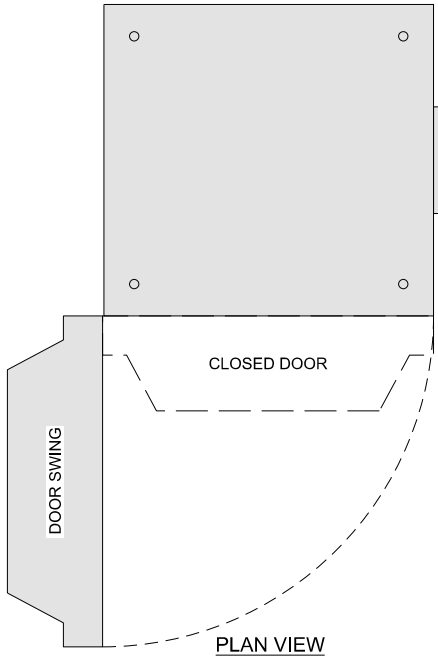
A **ERICSSON ENCLOSURE 6160 AC**

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
JLM	11/16/22	REV. A
LMK	12/01/22	REV. B

CHECKED BY:	DCL
PLOT DATE:	12/1/2022
PROJECT NUMBER:	34103
SET TYPE:	PRELIM. DWGS
SHEET NUMBER:	A-001

MANUFACTURER: ERICSSON
MODEL: B174
DIMENSIONS: 72.8 x 27.6" x 33.9" (H x W x D)
WEIGHT: 297.6 LBS (WITHOUT BATTERIES)
DESCRIPTION: A-48 V/840 Ah OUTDOOR
BATTERY BACKUP SYSTEM

CLEARANCE REQUIREMENTS:
FRONT: 28" (700 mm)
REAR: 8" (200 mm)
LEFT: 39" (1000 mm)
RIGHT: 10" (250 mm)



- NOTES:
- ERICSSON IS RESPONSIBLE FOR FINAL INSTALLATION OF PROPOSED BATTERY SYSTEM WITH ASSOCIATED PLUMBING AND EQUIPMENT.
 - CONTRACTOR TO VERIFY EQUIPMENT REQUIREMENTS WITH ERICSSON PRIOR TO INSTALLATION.

A BATTERY BACKUP SYSTEM



CONSULTANT:

Edge
Consulting Engineers, Inc.
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CHICAGO, IL 60631

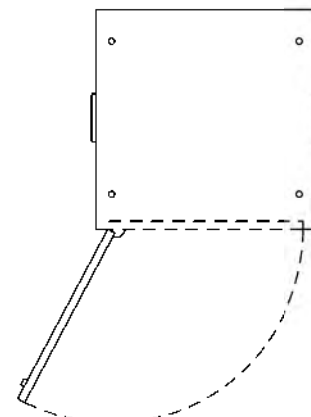
**BATTERY CABINET SPECIFICATIONS
BAIRD CREEK II (781388)
GREEN BAY, WISCONSIN**

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
JLM	11/16/22	REV. A
LMK	12/01/22	REV. B

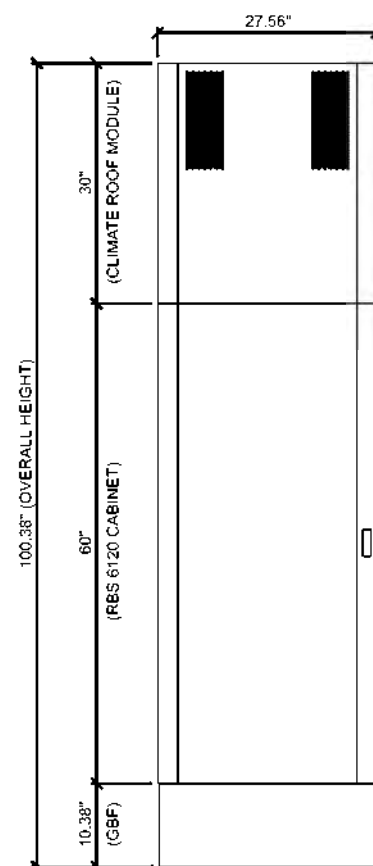
CHECKED BY:	DCL
PLOT DATE:	12/1/2022
PROJECT NUMBER:	34103
SET TYPE:	PRELIM. DWGS
SHEET NUMBER:	A-002

CLEARANCE REQUIREMENTS:
FRONT: 47.24" (1200 mm)
REAR: 7.87" (200 mm)
LEFT: 3.94" (100 mm)
RIGHT: 3.94" (100 mm)

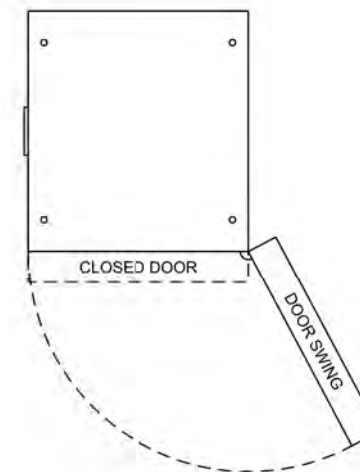
DESCRIPTION: GLOBAL BASE FRAME (GBF)
MANUFACTURER: ERICSSON
MODEL: 5/BYB 701 01
DIMENSIONS: 10.38" x 27.09" x 27.56" (H x W x D)
WEIGHT: 80.5 LBS



PLAN VIEW

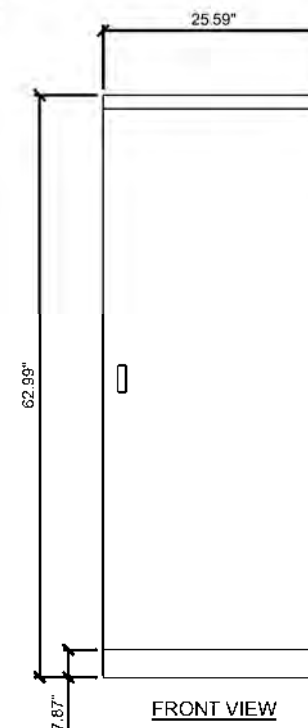


FRONT VIEW

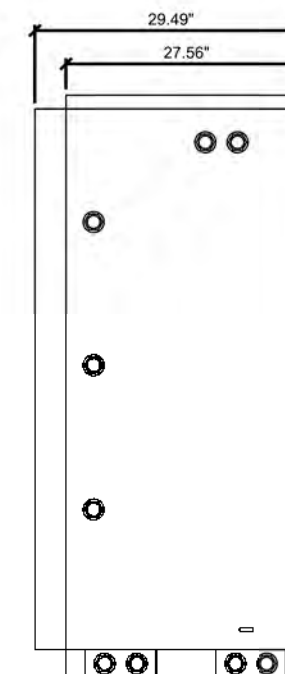


PLAN VIEW

SECS TO VERIFY FINAL EQUIPMENT ORDER



FRONT VIEW



RIGHT SIDE VIEW

CONSULTANT



Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
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608.644.1549 FAX
www.edgeconsult.com

CLIENT:



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8410 W. BRYN MAWR AVE
SUITE 700
CHICAGO, IL 60631

ALTERNATE EQUIPMENT CABINET SPECIFICATIONS
BAIRD CREEK II (781388)
GREEN BAY, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION
JLM	11/16/22	REV. A
LMK	12/01/22	REV. B
DCL	1/31/23	REV. 0

CHECKED

ED	DCL
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PLOT

SDATES\$

PROJECT

CT R	34103
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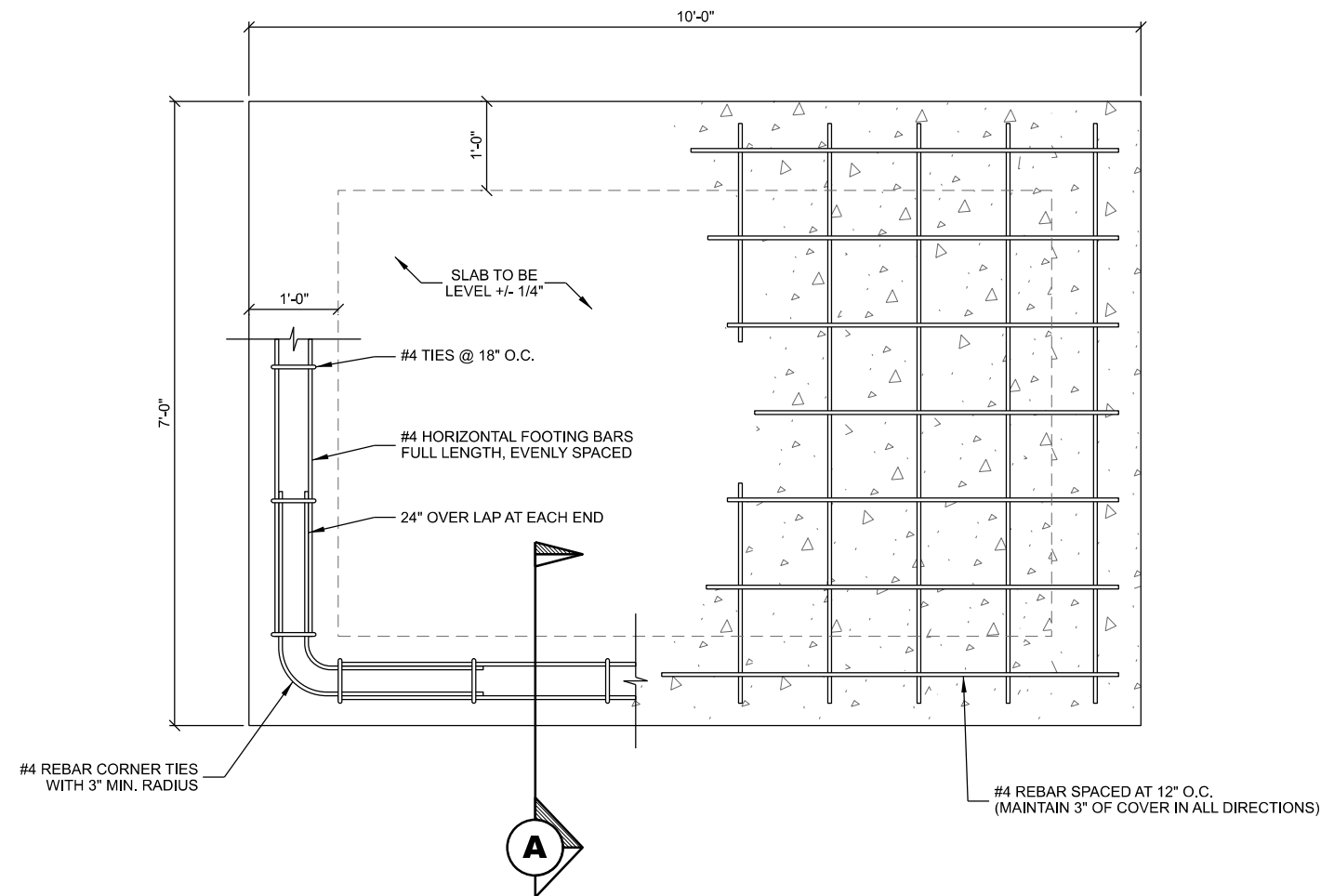
SET

FINAL DWGS

SHEET

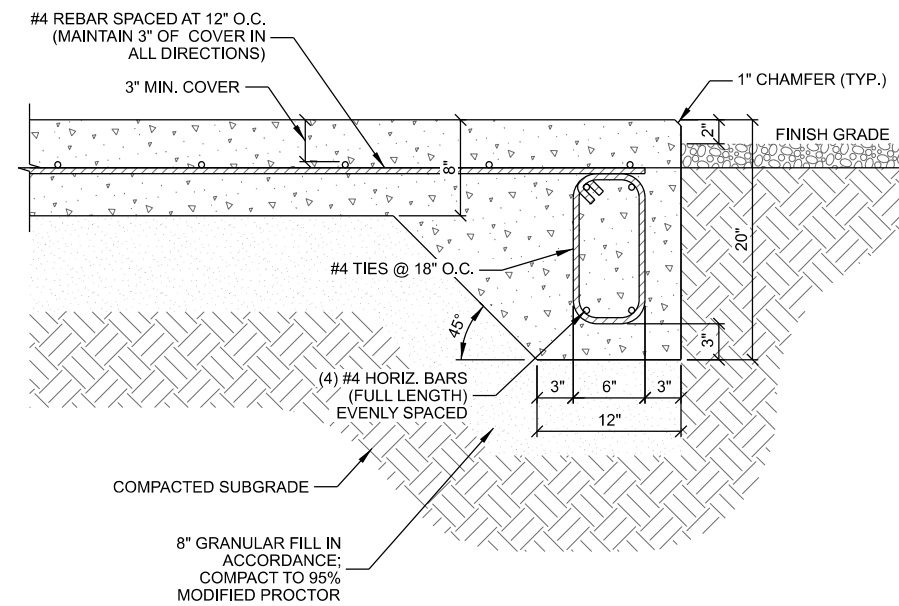
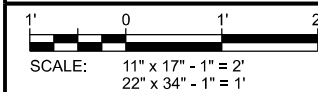
A-003

N:\34100\34103\Design\CADD\CD\Plan\A-101.dgn



A EQUIPMENT PAD PLAN

SEE SHEET C-102 FOR SITE SPECIFIC EQUIPMENT PAD ORIENTATION.



CONCRETE AND REINFORCING NOTES:

1. SEE G-003 FOR SPECIFICATIONS.
2. FOUNDATION DESIGN BASED ON A PRESUMPTIVE SOIL BEARING CAPACITY OF 2000 PSF AND MAX. PLASTICITY INDEX OF 20, CONTRACTOR TO CONFIRM BEARING SOILS MEET THESE CONDITIONS BEFORE INSTALLATION.
3. SOILS NOT MEETING THE DESIGN BEARING STRENGTH SHALL BE UNDERCUT AND REPLACED WITH 3-INCH BREAKER STONE. UNDERCUT ONE FOOT ON EACH SIDE OF THE FOOTING FOR EVERY FOOT IN DEPTH. CONSULT WITH ENGINEER FOR REQUIRED UNDERCUT DEPTH.
4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM ALL FOUNDATIONS.

B TYPICAL FOUNDATION

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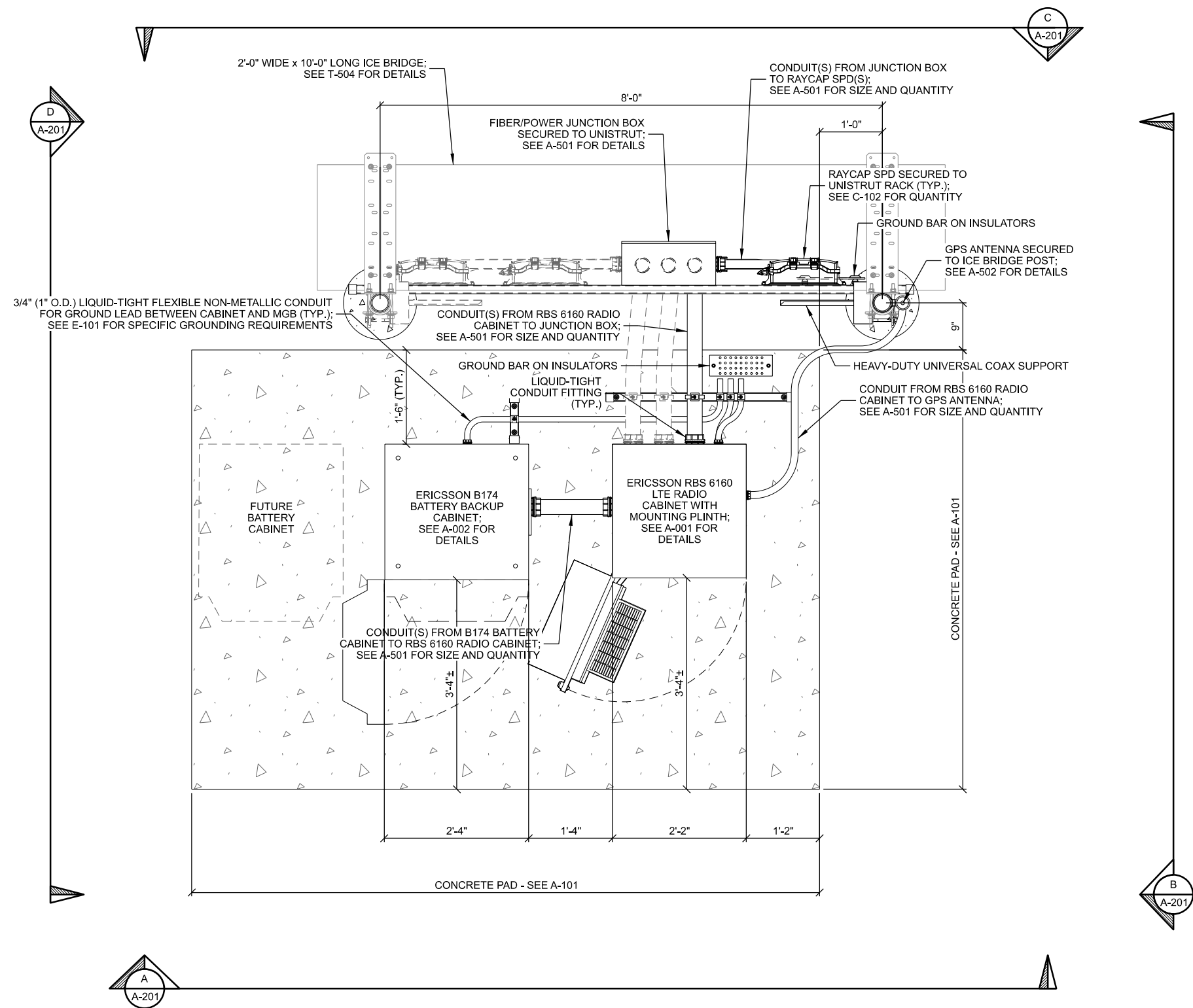
EQUIPMENT PAD PLAN
BAIRD CREEK II (781388)
GREEN BAY, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
JLM	11/16/22	REV. A
LMK	12/01/22	REV. B

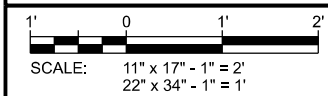
CHECKED BY:	DCL
PLOT DATE:	12/1/2022
PROJECT NUMBER:	34103
SET TYPE:	PRELIM. DWGS
SHEET NUMBER:	A-101

N:\34100\34103\Design\CAD\CD\Plot\A-102.dgn



A **ERICSSON EQUIPMENT LAYOUT**

SEE SHEET C-102 FOR SITE SPECIFIC
EQUIPMENT PAD ORIENTATION.



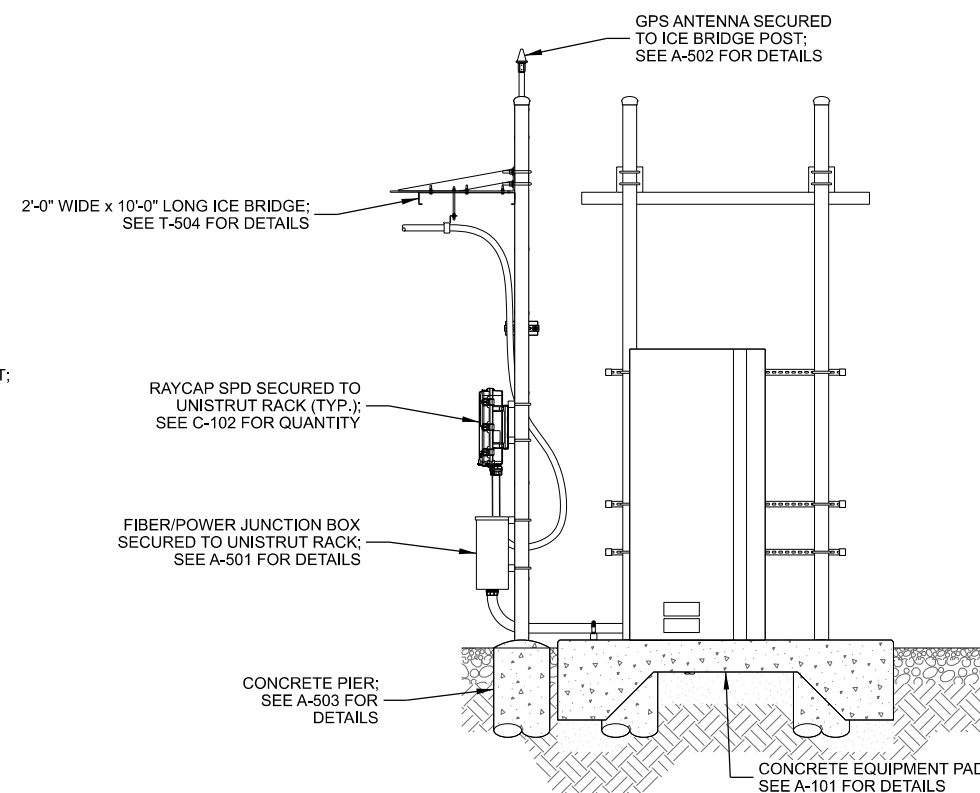
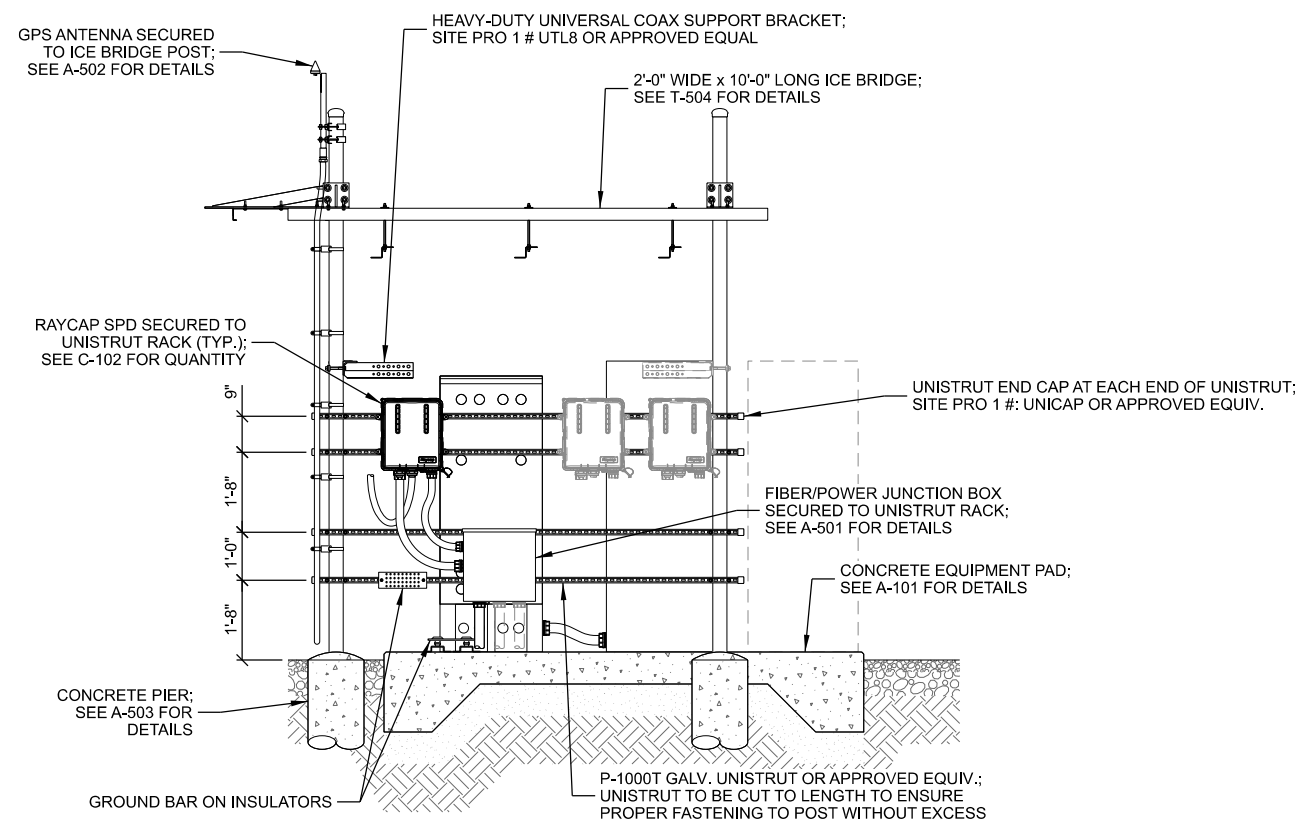
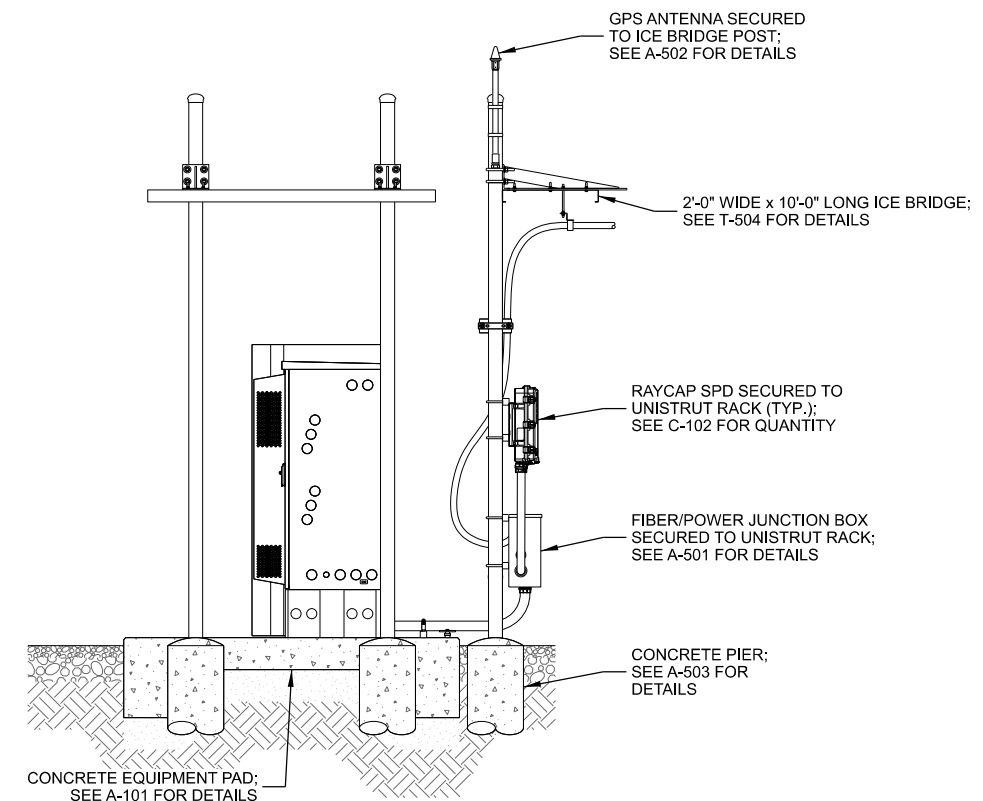
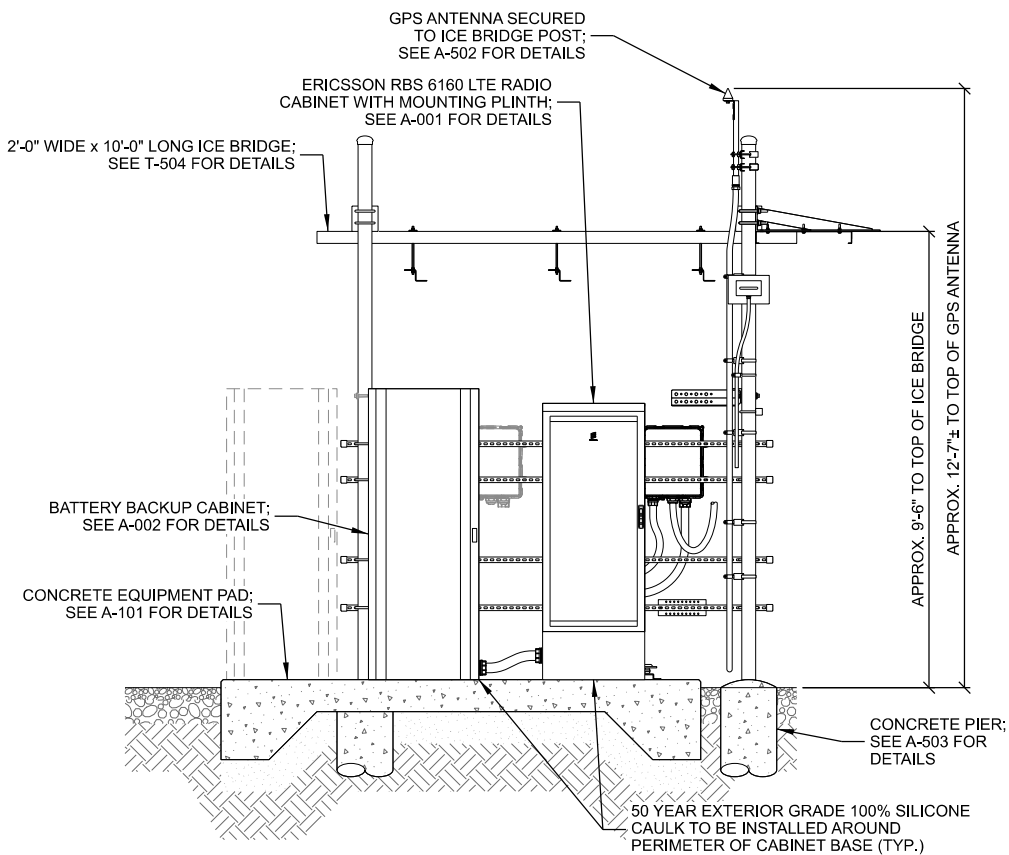
CONSULTANT:
Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

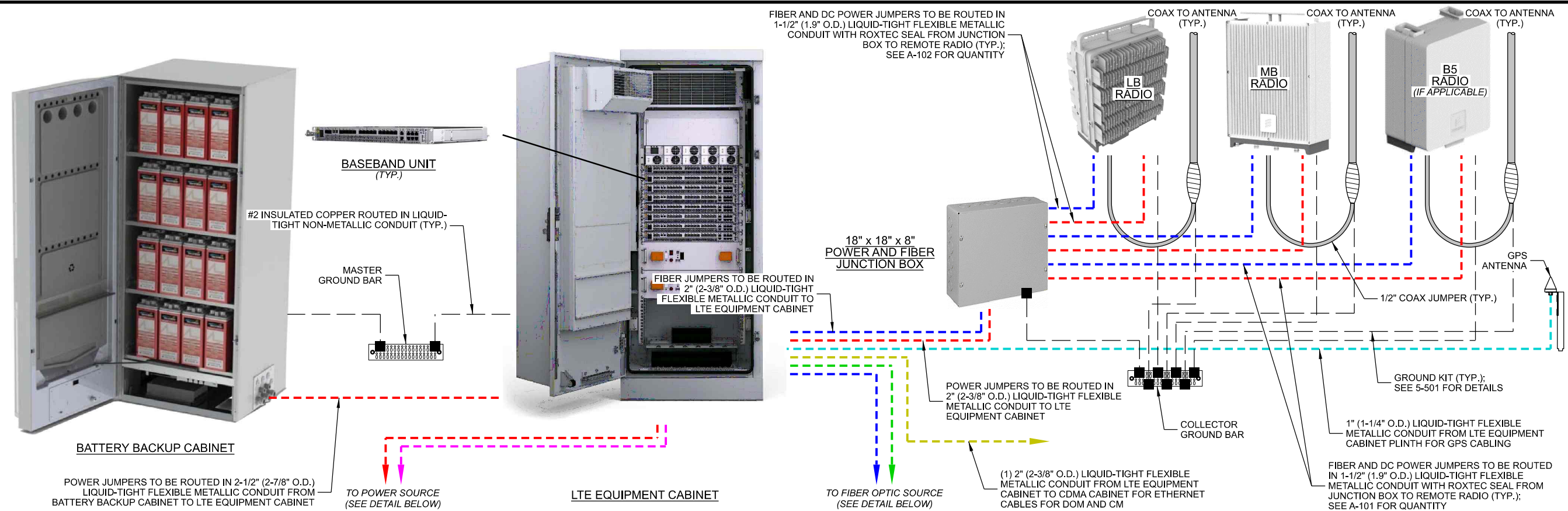
CLIENT:
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8410 W. BRYN MAWR AVE.
SUITE 700
CHICAGO, IL 60631

EQUIPMENT LAYOUT
BAIRD CREEK II (781388)
GREEN BAY, WISCONSIN

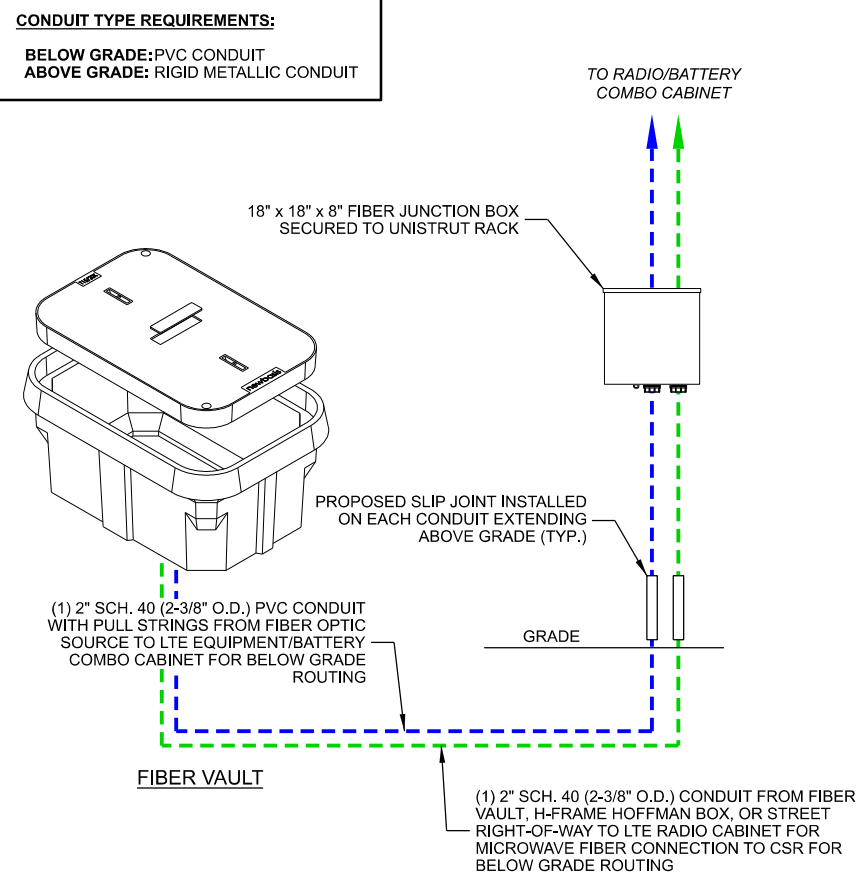
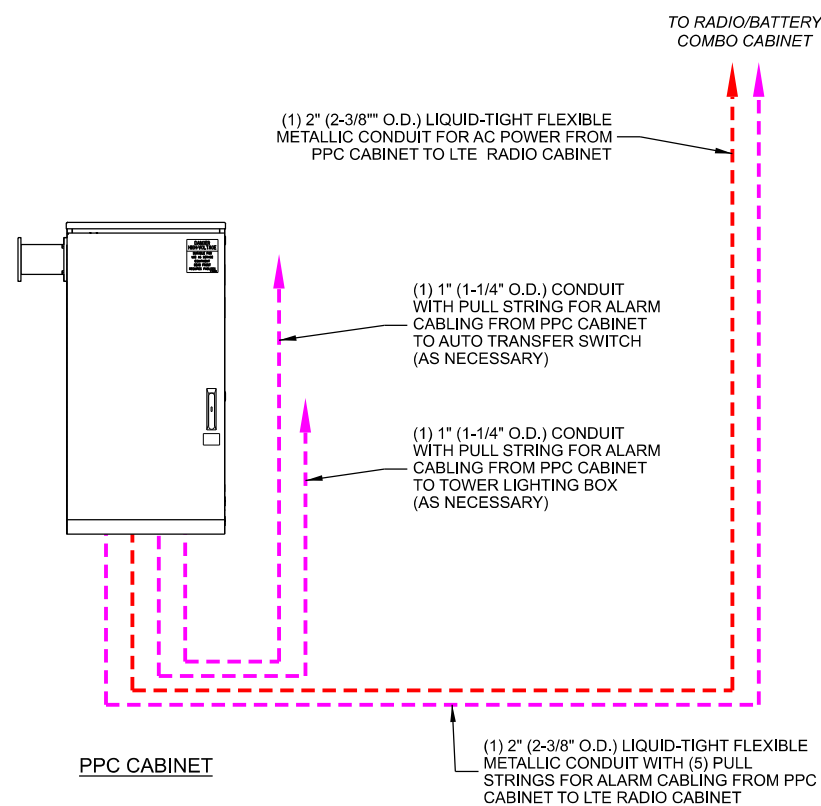
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INT.	DATE:	DESCRIPTION:
JLM	11/16/22	REV. A
LMK	12/01/22	REV. B

CHECKED BY:	DCL
PLOT DATE:	12/1/2022
PROJECT NUMBER:	34103
SET TYPE:	PRELIM. DWGS
SHEET NUMBER:	A-102





DATE CREATED: 04/06/2022



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CONSULTANT:



CLIENT:



BLOCK DIAGRAM
BAIRD CREEK II (781388)
GREEN BAY, WISCONSIN

UBMITTAL:

NT.	DATE:	DESCRIPTION:
LM	11/16/22	REV. A
MK	12/01/22	REV. B

CHECKED BY	DCL
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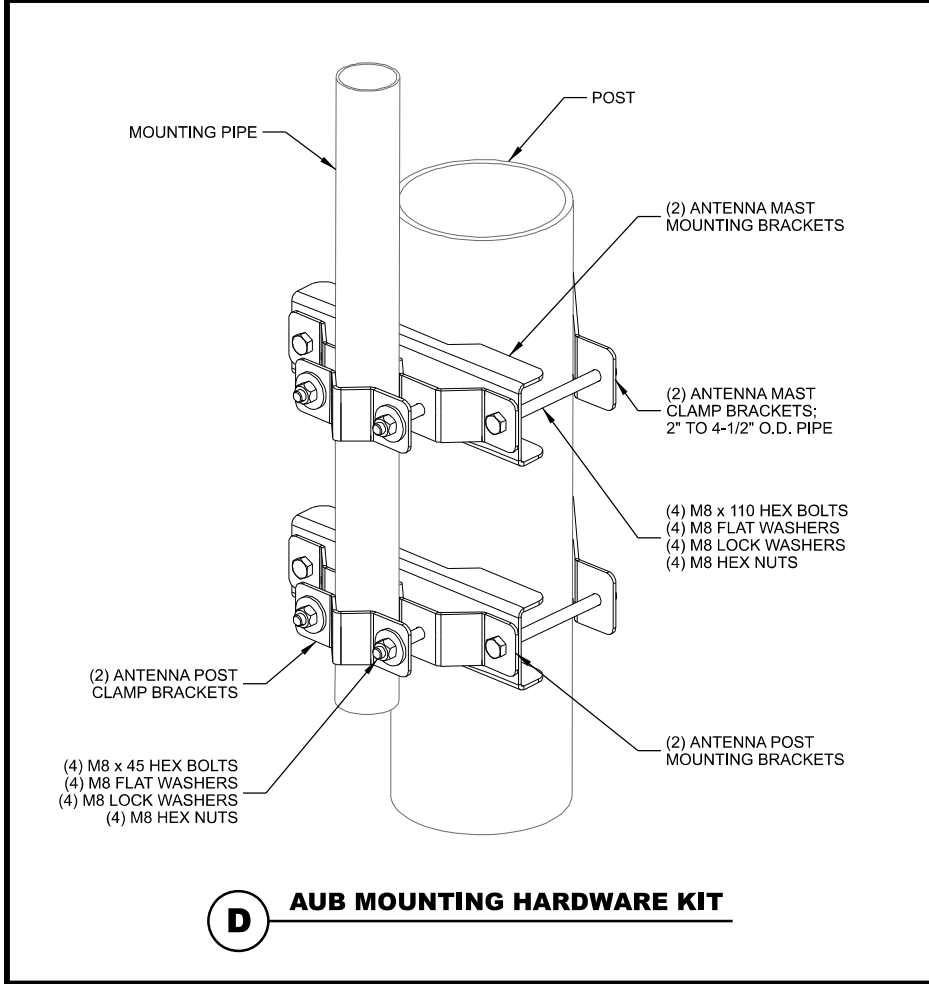
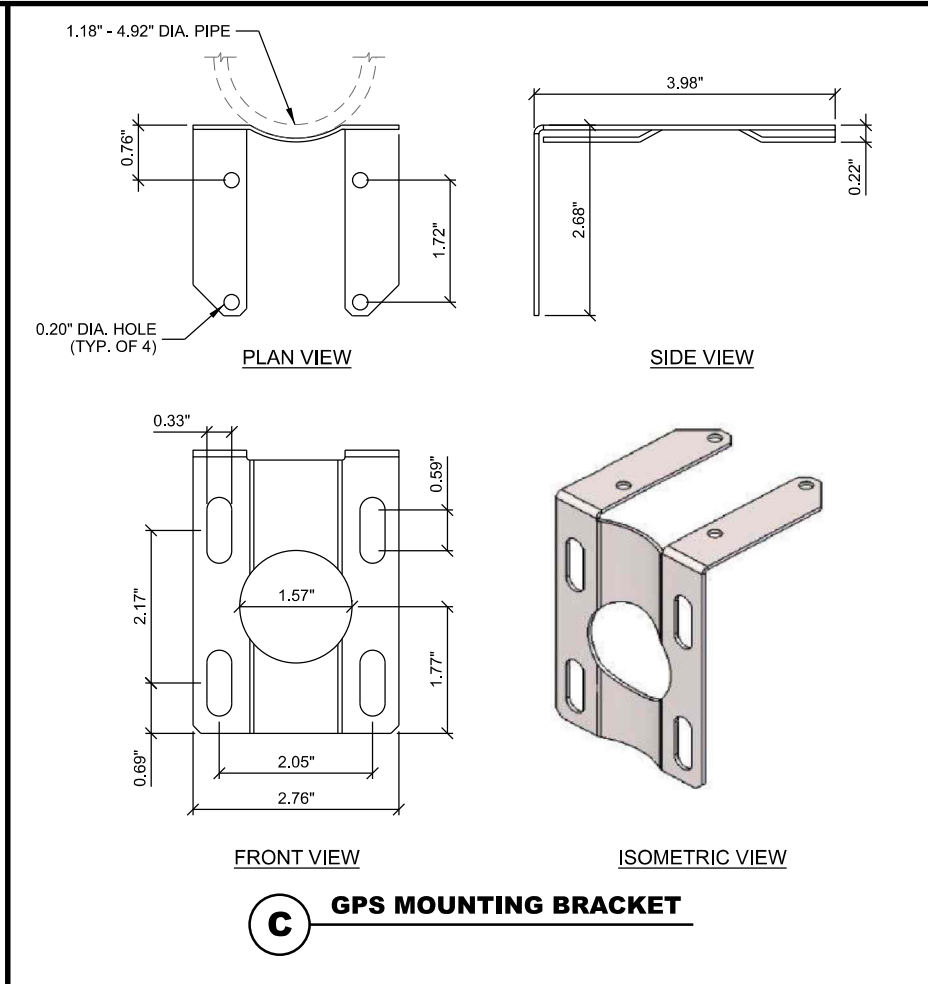
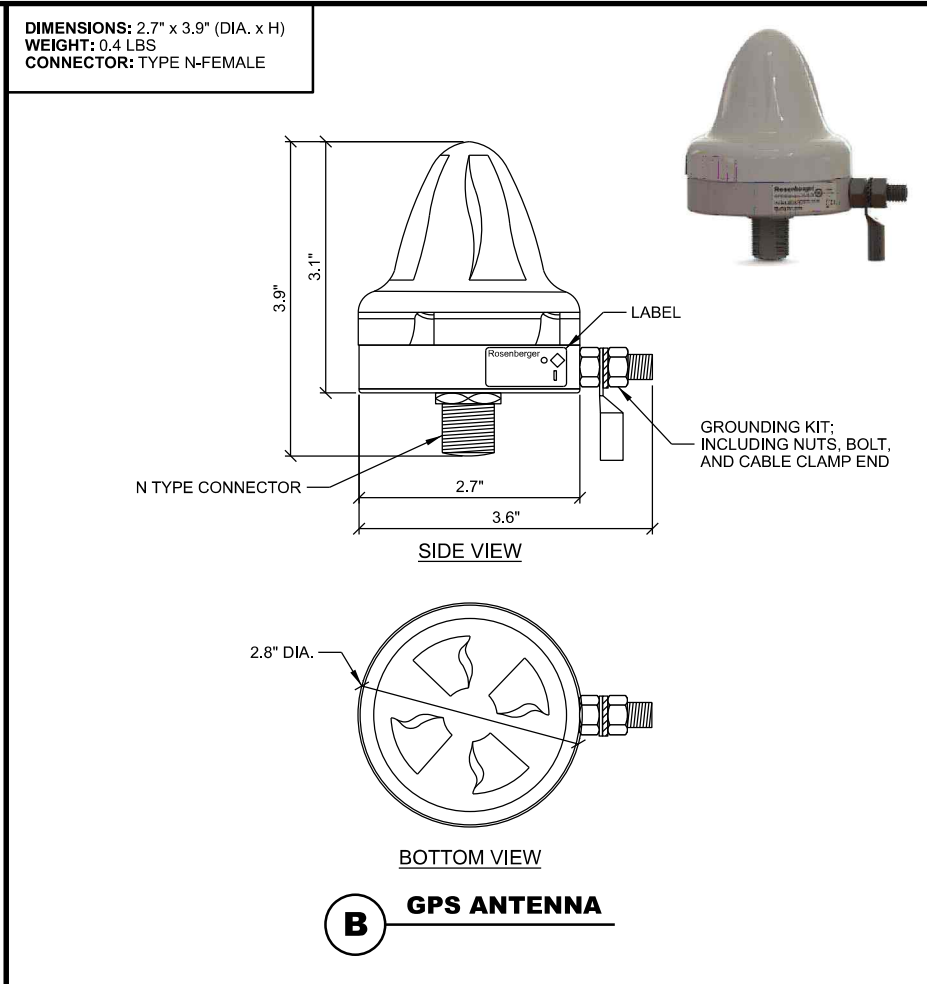
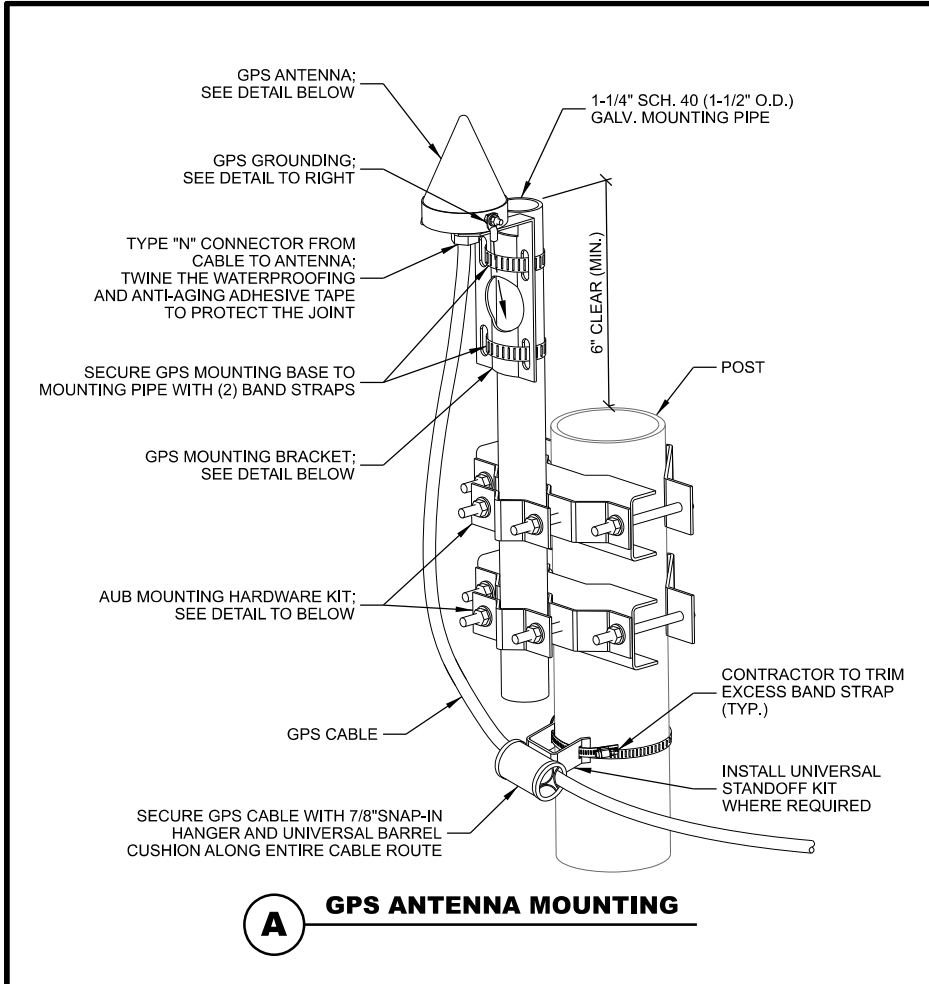
PLOT DATE	12/1/2022
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PROJECT NUMBER	34103
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SET TYPE	PRELIM. DWGS
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SHEET
NUMBER

A-501



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CONSULTANT:

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PRAIRIE DU SAC, WI 53578
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CLIENT:

uscellular
U.S. CELLULAR
8410 W. BRYN MAWR AVE.
SUITE 700
CHICAGO, IL 60631

GPS ANTENNA DETAILS
BAIRD CREEK II (781388)
GREEN BAY, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
JLM	11/16/22	REV. A
LMK	12/01/22	REV. B

CHECKED BY:	DCL
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SET TYPE:	PRELIM. DWGS
SHEET NUMBER:	A-502

© EDGE CONSULTING ENGINEERS, INC.



Base Station Antennas

Type OCT8-2LX2HX-BW65

Frequency Range	617-894x2 1695-2400x2
Polarization	±45°
Half-Power Beam Width	65°
Electrical Downtilt	2° - 12°x4

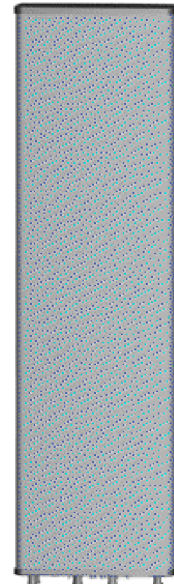
Base Station Antenna

8-ports 617-894 / 617-894 / 1695-2400 / 1695-2400 MHz 65°, 16 / 16 / 18 / 18 dBi, 2°-12° / 2°-12° / 2°-12° / 2°-12° Tilt Antenna With 4 Integrated RCUs.



Electrical Specifications

Frequency Range(MHz)		2x617-894			2x1695-2400		
		617-698	698-824	824-894	1695-1920	1920-2180	2300-2400
Polarization		±45°					
Horizontal 3dB Beamwidth(°)		70	63	60	66	63	58
Vertical 3dB Beamwidth(°)		10.4	9.1	8.0	5.5	5	4.3
Gain (dBi)		15.0	15.5	16.0	17.6	18.0	18.1
Electrical Downtilt		2°-12°			2°-12°		
Upper Sidelobe Suppression(dB)	First	≥16	≥16	≥16	≥16	≥16	≥16
Front-to-Back Ratio Total Power, ±30° (dB)		≥23	≥24	≥25	≥25	≥25	≥25
Cross polar ratio	Main direction(dB)	≥17	≥17	≥17	≥17	≥17	≥17
	±60° (dB)	≥7	≥7	≥7	≥7	≥7	≥7
Isolation ports		≥25 dB					
Isolation Frequency		≥30 dB					
VSWR		< 1.5					
Intermodulation IM3		< -150 dBc(2x43dBm carrier)					
Impedance		50 Ω					
Max. Power per Input (at 50°C ambient temperature)		500 W			300 W		
Lightning Protection		DC Ground					



Mechanical Specifications

Radome Material	Fiberglass
Connector Type and Location	4.3-10x8, Bottom iRCU in: 1 x 8 pin male iRCU out: 1 x 8 pin female
Dimensions,HxWxD(mm)/(inches)	2438 x 499 x 180 / 95.9 x 19.6 x 7.1
Packing Size(mm)/(inches)	2750 x 620 x 325 / 108.3 x 24.4 x 12.8
Weight ,w/o Mounting kit(kg)/(lbs)	47 / 103.4
Weight,with Mounting kit(kg)/(lbs)	53 / 116.6
Packing Weight(kg)/(lbs)	63 / 138.6
Max. Wind Velocity(mph)	150
Mounting hardware	Φ 50 mm ~ Φ 115 mm
Operational Temperature(°C)	-40 to +65
Operational Humidity(%)	<95
Wind Load at 100mph (Frontal/lateral/Rearside(N))	1416/280/1027



Base Station Antennas

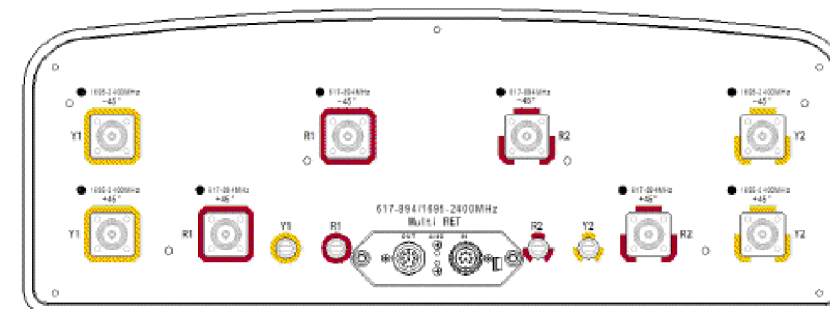
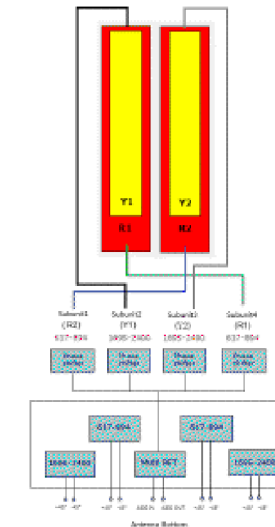
Type OCT8-2LX2HX-BW65

Frequency Range	617-894x2 1695-2400x2
Polarization	±45°
Half-Power Beam Width	65°
Electrical Downtilt	2° - 12°x4

Integrated RET Properties

Protocols	Compliant to AISG 2.0/3GPP	
Input voltage range	+10~+30VDC(pin 6)	
Power consumption	<2W(stand by);<13W(motor activated)	
Connectors	AISG	2 x 8 pin connector acc. To IEC 60130-9 Acc.to AISG Daisy chain in: male Daisy chain out: female
	Antenna	Two motor shaft(Embedded motor)
Hardware interface	AISG	RS485A/B (pin5/pin3); Power supply(pin6); DC return(pin7) Acc.to AISG
Adjustment time(full range)	40 sec(typically, depending on antenna)	
Adjustment Cycles	≥10000	
Torque Max	≥160mN.m	
Lightning Protection Rating	IEC 61000-4-5 Current Pulse Profile, 8/20 μs 10 Repetitions Min. @ 6kA IEC 61312-1 Annex B Current Pulse Profile, 10/350 μs, 200 Repetitions Min. @ 0.6kA	

COMPREHENSIVE TILT CONFIGURATION



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OCT8-2LX2HX-BW65 Rev.3

CONSULTANT:



CLIENT:



ANTENNA SPECIFICATIONS
BAIRD CREEK II (781388)
GREEN BAY, WISCONSIN

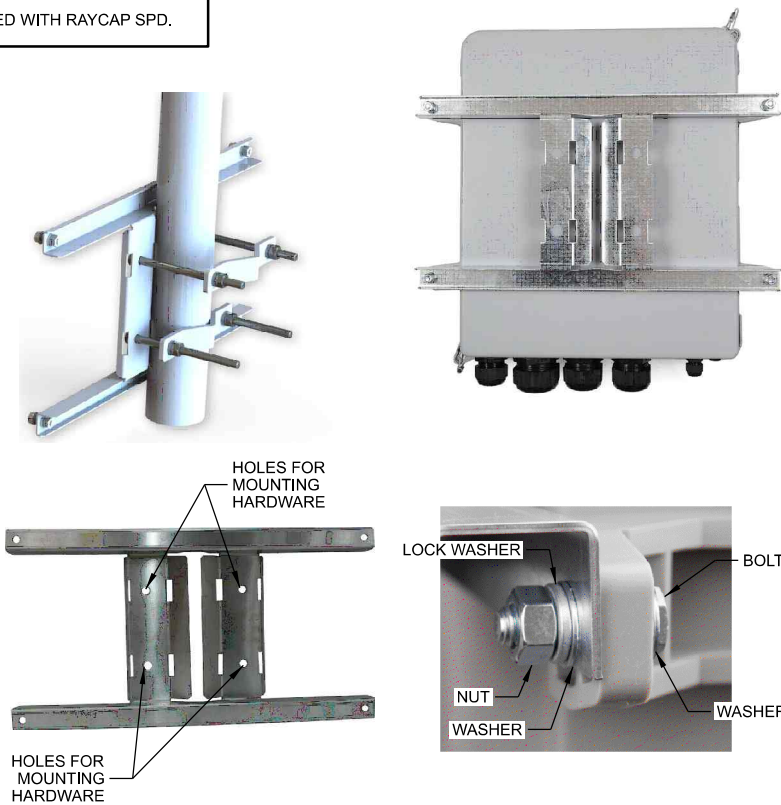
SUBMITTAL:

INT.	DATE:	DESCRIPTION:
JLM	11/16/22	REV. A
LMK	12/01/22	REV. B

CHECKED BY:	DCL
PLOT DATE:	12/1/2022
PROJECT NUMBER:	34103
SET TYPE:	PRELIM. DWGS
SHEET NUMBER:	T-001

A ANTENNA SPECIFICATIONS

MANUFACTURER: RAYCAP
MODEL: MOUNTING BRACKET
INCLUDED WITH RAYCAP SPD.



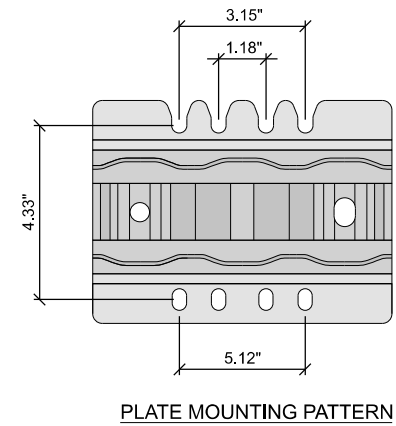
A RAYCAP SURGE PROTECTOR DEVICE (SPD) MOUNT

MANUFACTURER: ERICSSON
MODEL: SXK 109 1973/2
WEIGHT: 3.75 LBS

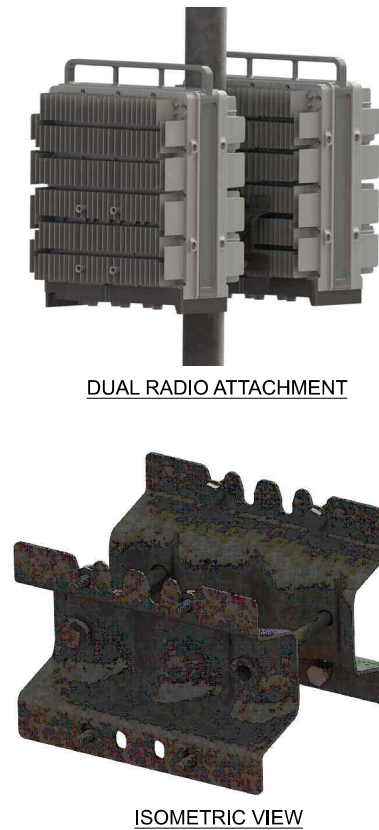
BRACKET FOR ATTACHING TWO STANDARD OR HEAVY ERS UNITS WITH A HOLE PATTERN OF CC 30 MM AND/OR CC 80 MM., EITHER TO A POLE, WALL, ANGLE TOWER OR SQUARE TUBE.

BOLTS FOR ATTACHING TWO ERS UNITS ARE SUPPLIED IN THE PACKAGE.

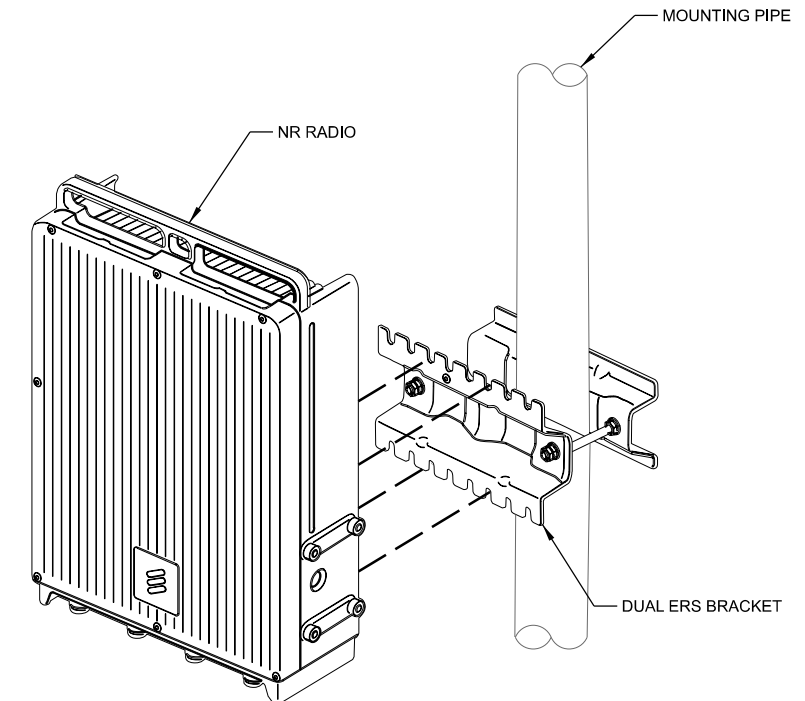
TO BE USED WITH NR RADIOS



B DUAL ERS BRACKET



C NR RADIO ON DUAL ERS BRACKET



CONSULTANT:



CLIENT:



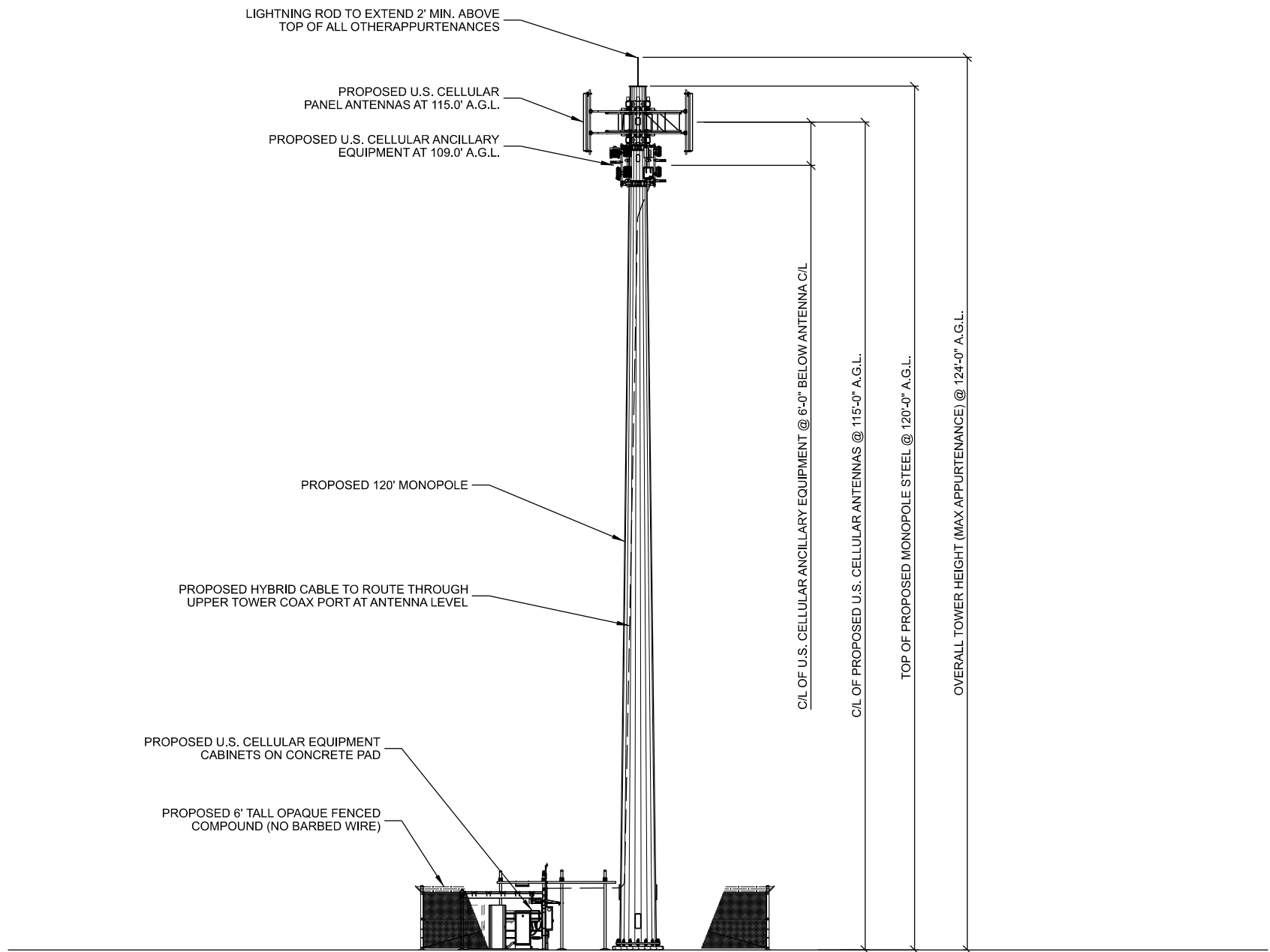
MOUNTING SPECIFICATIONS

BAIRD CREEK II (781388)
GREEN BAY, WISCONSIN

THIS SPACE INTENTIONALLY LEFT BLANK

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
JLM	11/16/22	REV. A
LMK	12/01/22	REV. B
CHECKED BY	DCL	
PLOT DATE	12/1/2022	
PROJECT NUMBER	34103	
SET TYPE	PRELIM. DWGS	
SHEET NUMBER	T-003	

N:\34100\34103\Design\CAD\CDD\Plot\T-201.dgn



A SITE ELEVATION
SCALE: 11" x 17" - 1" = 20'-0"
22" x 34" - 1" = 10'-0"

CONSULTANT:

Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:

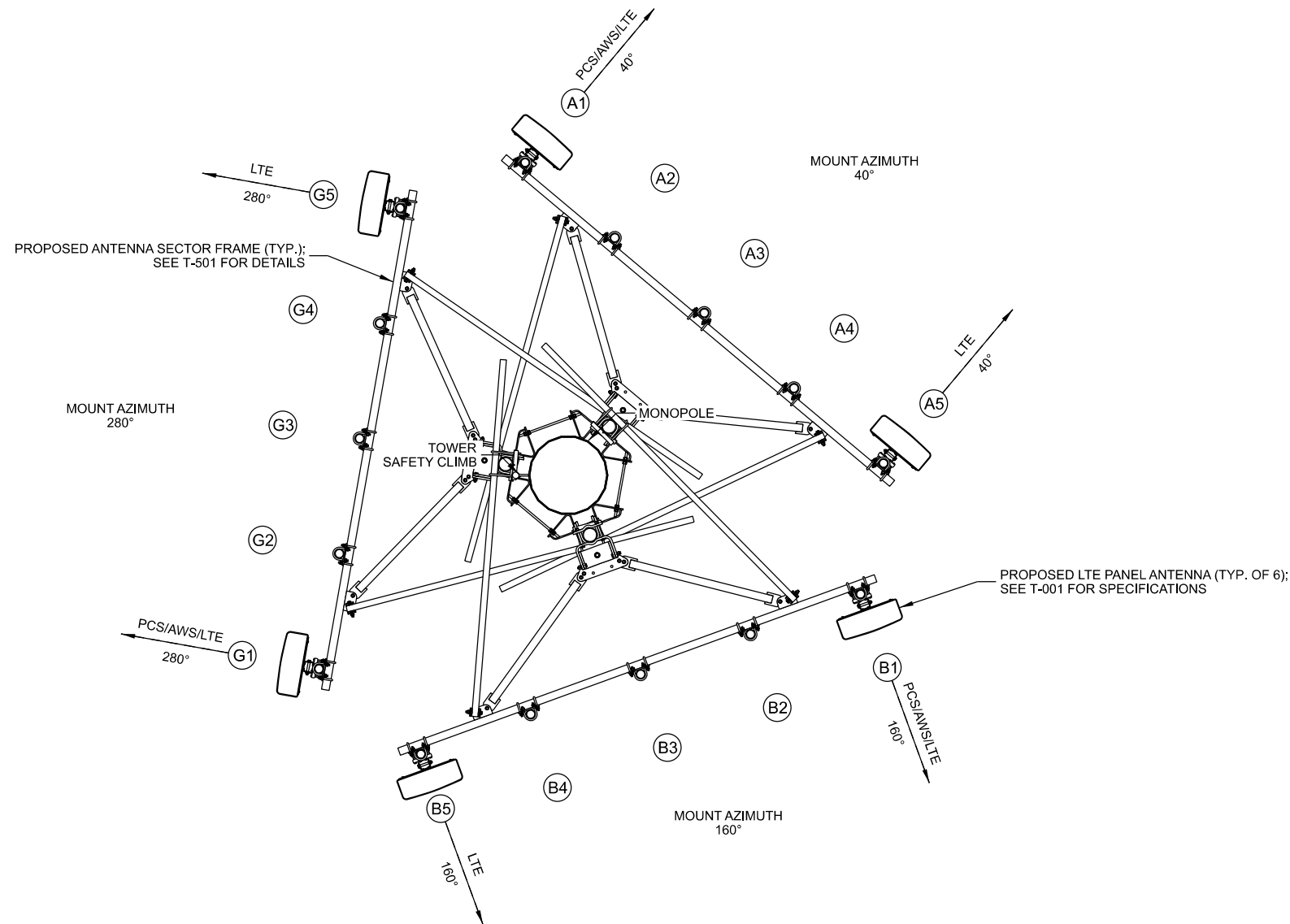
uscellular
U.S. CELLULAR
8410 W. BRYN MAWR AVE.
SUITE 700
CHICAGO, IL 60631

**SITE ELEVATION
BAIRD CREEK II (781388)
GREEN BAY, WISCONSIN**

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
JLM	11/16/22	REV. A
LMK	12/01/22	REV. B

CHECKED BY:	DCL
PLOT DATE:	12/1/2022
PROJECT NUMBER:	34103
SET TYPE:	PRELIM. DWGS
SHEET NUMBER:	T-201



	Antenna Position	Technology	Antenna Model	Antenna Quantity	RAD Center	Azimuth	L.B. Elect. Tilt	M.B. Elect. Tilt	Mech. Tilt	Surge Protector Qty.	B12/B71 Radio	Radio Qty.	B2/B66 Radio	Radio Qty.	B5 Radio	Radio Qty.	Cable Type	Cable Qty.
ALPHA	A1	PCS/AWS/LTE	Dengyo OCT8-2LX2HX-BW65	1	115°	40°	2°	2°	0°	1	RRU4480	1	RRU4415	1	-	-	1-1/4" Hybrid	1
	A2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	A3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	A4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	A5	LTE	Dengyo OCT8-2LX2HX-BW65	1	115°	40°	2°	-	0°	Shared	-	-	-	-	RRU4478	1	Shared	-
BETA	B1	PCS/AWS/LTE	Dengyo OCT8-2LX2HX-BW65	1	115°	160°	2°	2°	0°	Shared	RRU4480	1	RRU4415	1	-	-	Shared	-
	B2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	B3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	B4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	B5	LTE	Dengyo OCT8-2LX2HX-BW65	1	115°	160°	2°	-	0°	Shared	-	-	-	-	Shared	-	Shared	-
GAMMA	G1	PCS/AWS/LTE	Dengyo OCT8-2LX2HX-BW65	1	115°	280°	2°	2°	0°	Shared	RRU4480	1	RRU4415	1	-	-	Shared	-
	G2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	G3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	G4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	G5	LTE	Dengyo OCT8-2LX2HX-BW65	1	115°	280°	2°	-	0°	1	-	-	-	-	RRU4478	1	1-1/4" Hybrid	1
Total:				6						2		3		3		2		2

Black Text = Existing Red Text = Proposed

W5.5X110A/P

- NOTES:
- ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH.
 - ANTENNA SEPERATION AS FOLLOWS (CENTER OF ANTENNA TO CENTER OF ANTENNA):
LTE TO CDMA: 2'-0" MIN. LTE TO LTE: 4'-0" MIN. CDMA TO CDMA: 4'-0" MIN.

A **PROPOSED ANTENNA LAYOUT**
SCALE: 11" x 17" - 1/4" = 1'-0"
22" x 34" - 1/2" = 1'-0"

CONSULTANT:

Edge
Consulting Engineers, Inc.
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uscellular
U.S. CELLULAR
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SUITE 700
CHICAGO, IL 60631

ANTENNA CONFIGURATION
BAIRD CREEK II (781388)
GREEN BAY, WISCONSIN

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
JLM	11/16/22	REV. A
LMK	12/01/22	REV. B

CHECKED BY:	DCL
PLOT DATE:	12/1/2022
PROJECT NUMBER:	34103
SET TYPE:	PRELIM. DWGS
SHEET NUMBER:	T-301

EUPEN CABLE LENGTH	
HYBRID CABLE QUANTITY	2
LENGTH ALONG ICE BRIDGE	10 FT
LENGTH FROM T.O.C. TO TOWER TOP RAYCAP SPD	110 FT
TOTAL LENGTH OF CABLE	120 FT
ROUNDED LENGTH **	150 FT
* 410' MAX = TYPICAL CABLE	
* 550' MAX = LOW INDUCTANCE CABLE	
** CABLE LENGTH TO BE ROUNDED UP TO NEAREST 50' LENGTH	

FIBER JUMPER CABLE INFO			
RAYCAP SPD TO REMOTE RADIO (B12/B71) - 10 GB			
	QUANTITY	LENGTH	
ALPHA	2	32.8 FT	10 m
BETA	2	32.8 FT	10 m
GAMMA	2	32.8 FT	10 m
RAYCAP SPD TO REMOTE RADIO (B2 or B66) - 10 GB			
	QUANTITY	LENGTH	
ALPHA	2	32.8 FT	10 m
BETA	2	32.8 FT	10 m
GAMMA	2	32.8 FT	10 m
RAYCAP SPD TO REMOTE RADIO (B5) - 10 GB			
	QUANTITY	LENGTH	
ALPHA & BETA	2	32.8 FT	10 m
GAMMA	2	32.8 FT	10 m
ALL SECTORS MUST HAVE THE SAME JUMPER LENGTHS			
* STANDARD JUMPER LENGTH OF 10m (32.8')			

RET CABLE INFO			
REMOTE RADIO TO ANTENNA			
	QUANTITY	LENGTH	
ALPHA	2	32.8 FT	10 m
BETA	2	32.8 FT	10 m
GAMMA	2	32.8 FT	10 m
* STANDARD RET CABLE LENGTH OF 10 METERS;			
RF APPROVAL REQ'D FOR ADDITIONAL RET CABLE LENGTH			

COAX JUMPER CABLE INFO			
REMOTE RADIO TO ANTENNA (B12/B71)			
	QUANTITY	LENGTH	
ALPHA	4	25 FT *	
BETA	4	25 FT *	
GAMMA	4	25 FT *	
REMOTE RADIO TO ANTENNA (B2 or B66)			
	QUANTITY	LENGTH	
ALPHA	4	25 FT *	
BETA	4	25 FT *	
GAMMA	4	25 FT *	
REMOTE RADIO TO ANTENNA (B5)			
	QUANTITY	LENGTH	
ALPHA	2	25 FT *	
BETA	2	25 FT *	
GAMMA	4	25 FT *	
ALL SECTORS MUST HAVE THE SAME JUMPER LENGTHS			
* APPROVED JUMPER LENGTH:			
SEPARATE ANCILLARY MOUNT = 25 FT.			
ON ANTENNA MOUNT = 15 FT.			
B5 (ALL MOUNTS) = 25 FT.			
* U.S. CELLULAR PRE-ORDERED JUMPER LENGTHS.			

NOTE:

1. CABLE LENGTHS AND QUANTITIES ARE FOR LTE INSTALLATION ONLY. CONTRACTOR TO DETERMINE AND PROVIDE QUANTITY AND LENGTH OF ANY ADDITIONAL JUMPERS REQUIRED.

A CABLE LENGTHS: W5.*X110A/P

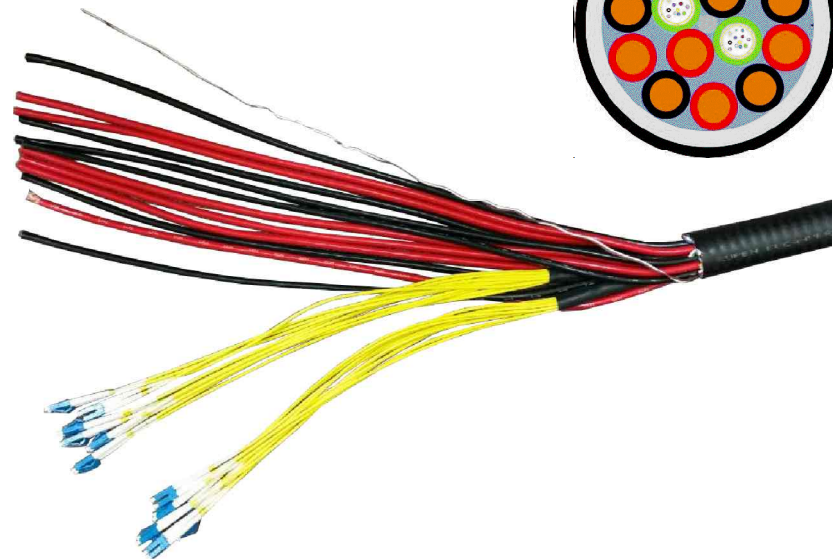
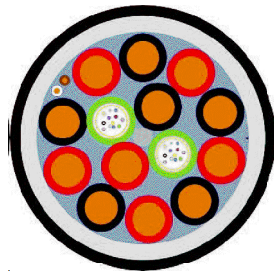
MANUFACTURER: EUPEN
MODEL: EUCAHYBRID 114-12AWG6
MINIMUM BENDING RADIUS: 360mm (14")
MAXIMUM PULLING STRENGTH: 150 daN
MAXIMUM HANGER SPACING: 1.0 m
APPROX. WEIGHT: 2300 kg/km (1.55 LB/FT)

1-1/4" HYBRID FIBER OPTIC CABLE WITH 48V ENERGY FEEDER IN CORRUGATED ALUMINUM SHIELDING WITH UV RESISTANT PE JACKET.

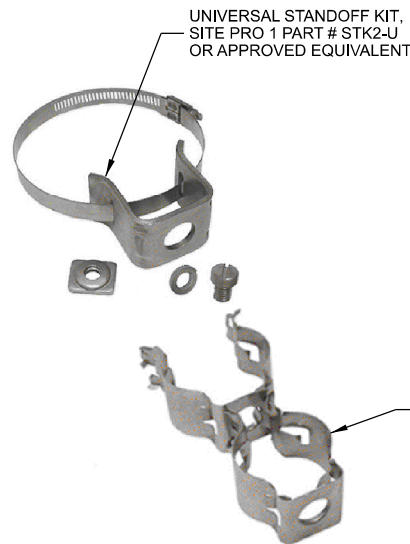
SHIPPED WITH 4' PROTECTED JACKET (2.25" O.D.) AT EACH END.

NON-ARMORED ENDS ARE 3" IN LENGTH (2" O.D.).

MAXIMUM CABLE LENGTH OF 410'.



B EUPEN HYBRID CABLE



MANUFACTURER: SITE PRO 1

MODEL: STK2-U
UNIVERSAL TOWER STANDOFF KIT
FITS 1-1/2" DIA. TO 3" DIA. ROUND MEMBERS

MODEL: 78SS-A
7/8" STACKABLE SNAP-IN HANGER

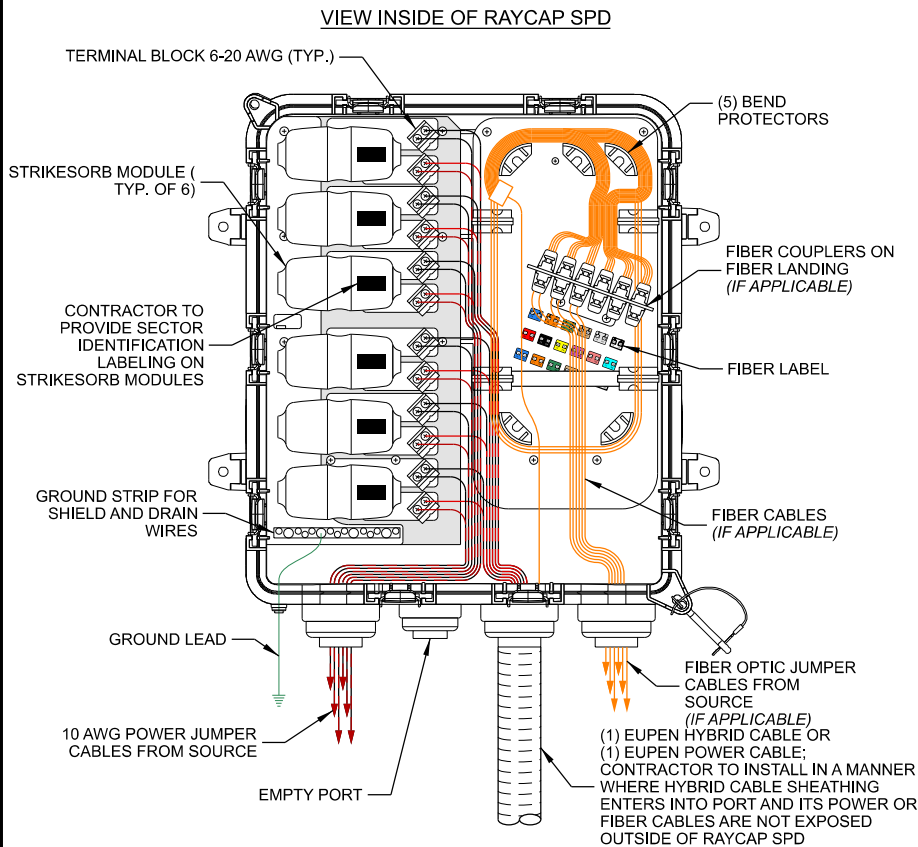
MODEL: BCU78X
UNIVERSAL BARREL CUSHION
ACCEPTS 0.16" TO 0.55" O.D. CABLES
7/8" MATING HANGER

7/8" STACKABLE SNAP-IN HANGER,
SITE PRO 1 PART # 78SS-A OR
APPROVED EQUIVALENT

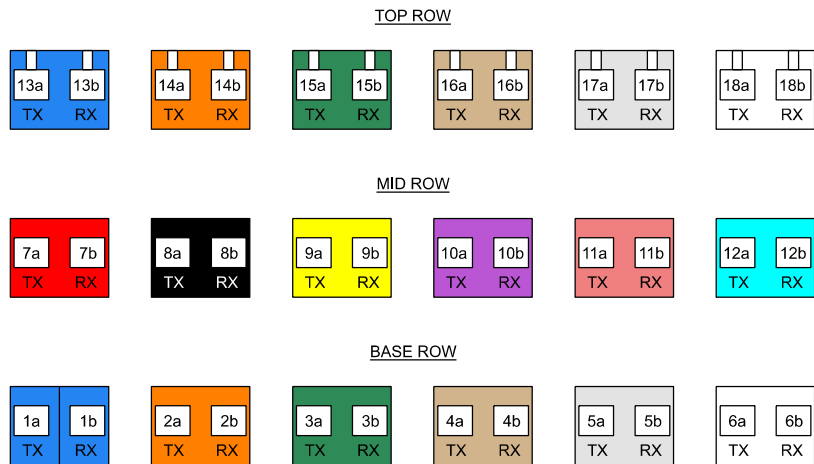
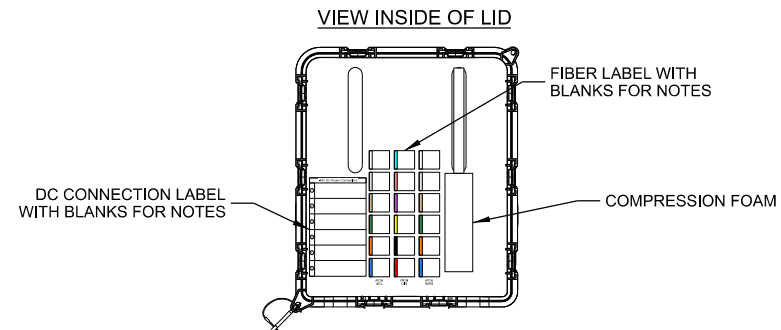


UNIVERSAL BARREL CUSHIONS,
SITEPRO1 PART # BCU78X:
ACCEPTS 0.16" TO 0.55" O.D.
CABLES; MATING HANGER SIZE
7/8"

C JUMPER ATTACHMENT



D RAYCAP SURGE PROTECTOR DEVICE (SPD) CABLING



E FIBER LABEL

CONSULTANT:

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SUITE 700
CHICAGO, IL 60631

CABLE DETAILS
BAIRD CREEK II (781388)
GREEN BAY, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
JLM	11/16/22	REV. A
LMK	12/01/22	REV. B

CHECKED BY:

DCL

PLOT DATE:

12/1/2022

PROJECT NUMBER:

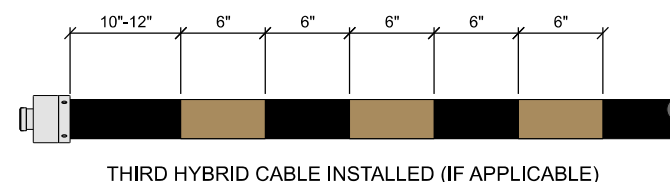
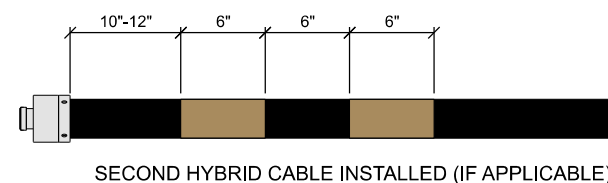
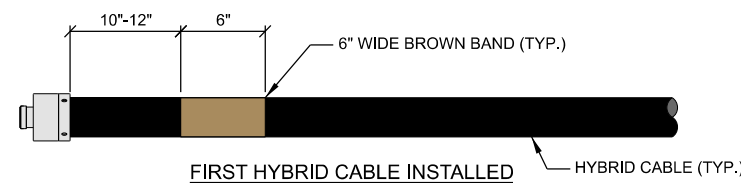
34103

SET TYPE:

PRELIM. DWGS

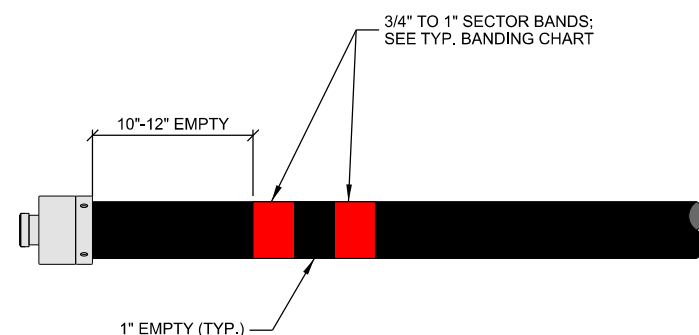
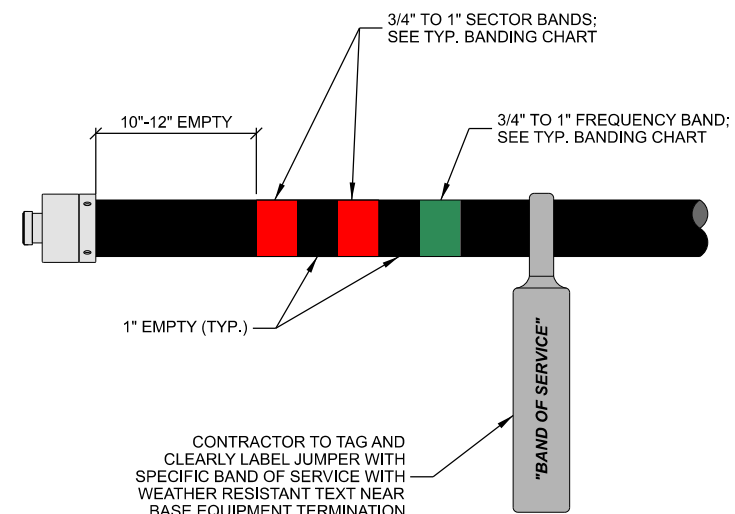
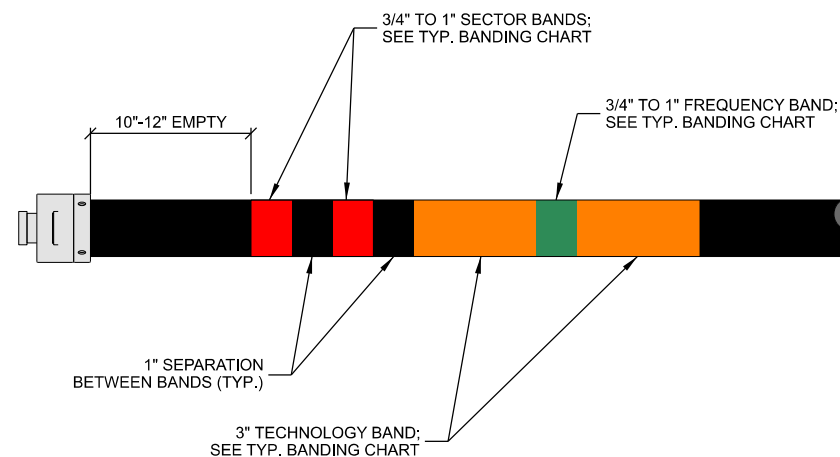
SHEET NUMBER:

T-502



- | | |
|--------|---|
| NOTES: | |
| 1. | AT THE TOP OF THE TOWER/BUILDING/WATER TOWER AND AT THE ENTRY POINT OF THE GROUND LEVEL JUNCTION BOX, HYBRID CABLES MUST BE BANDED IN ACCORDANCE TO THE ILLUSTRATION ABOVE. |
| 2. | REFER TO LATEST EDITION OF U.S. CELLULAR STANDARD: STD72 TO VERIFY CURRENT COLOR CODING |

A TYP. HYBRID COLOR CODE



RET SECTOR BAND			
SECTOR	ASSIGNED COLOR	LINE 1	LINE 2
ALPHA	RED	(1) RED BAND	(2) RED BANDS
BETA	WHITE	(1) WHITE BAND	(2) WHITE BANDS
GAMMA	BLUE	(1) BLUE BAND	(2) BLUE BANDS

D TYP. RET CABLE BANDING

SECTOR BAND (MOST COMMON CASE: SINGLE TECHNOLOGY WITHIN THE SECTOR)					
SECTOR	ASSIGNED COLOR	LINE 1	LINE 2	LINE 3	LINE 4
ALPHA	RED	(1) RED BAND	(2) RED BANDS	(3) RED BANDS	(4) RED BANDS
BETA	WHITE	(1) WHITE BAND	(2) WHITE BANDS	(3) WHITE BANDS	(4) WHITE BANDS
GAMMA	BLUE	(1) BLUE BAND	(2) BLUE BANDS	(3) BLUE BANDS	(4) BLUE BANDS
DELTA (IF APPLICABLE)	GREEN	(1) GREEN BAND	(2) GREEN BANDS	(3) GREEN BANDS	(4) GREEN BANDS
EPSILON (IF APPLICABLE)	VIOLET	(1) VIOLET BAND	(2) VIOLET BANDS	(3) VIOLET BANDS	(4) VIOLET BANDS
ZETA (IF APPLICABLE)	BROWN	(1) BROWN BAND	(2) BROWN BANDS	(3) BROWN BANDS	(4) BROWN BANDS

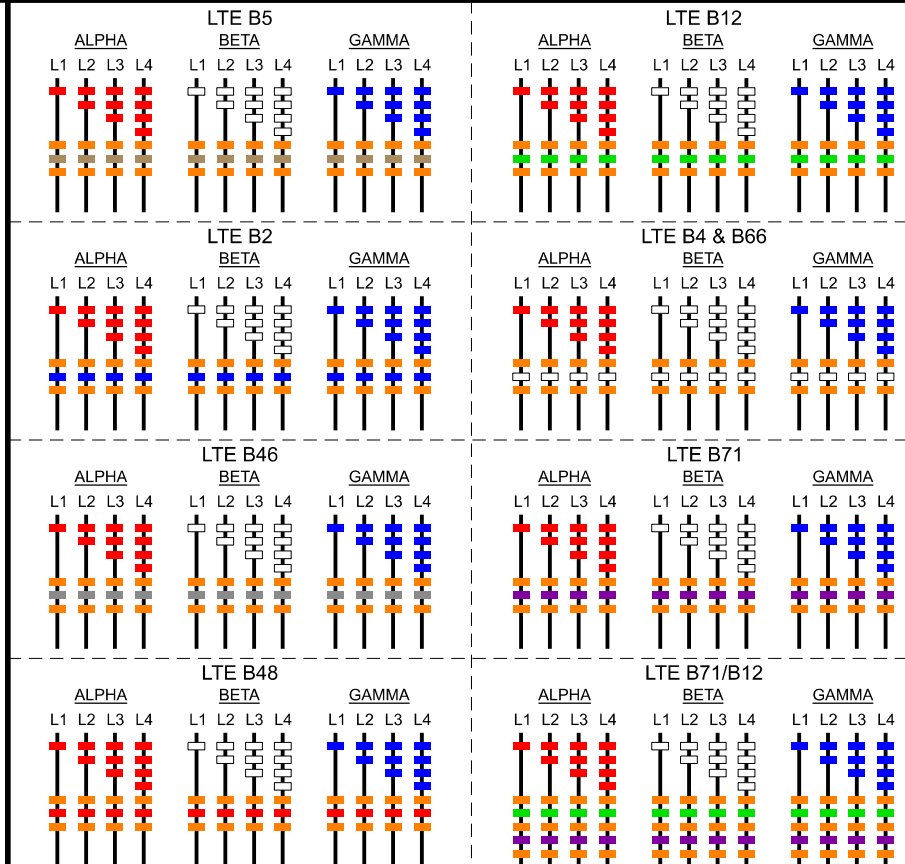
SECTOR BAND (EXCEPTION CASE: ALPHA SECTOR CDMA ON 1 & 4, LTE ON 2 & 3)					
SECTOR	ASSIGNED COLOR	LINE 1 (CDMA)	LINE 2 (LTE)	LINE 3 (LTE)	LINE 4 (CDMA)
ALPHA	RED	(1) RED BAND	(1) RED BAND	(2) RED BANDS	(2) RED BANDS

TECHNOLOGY BAND	
TECHNOLOGY	BANDING
CDMA	YELLOW
GSM	VIOLET
LTE	ORANGE

FREQUENCY BAND		
FREQUENCY	BAND	BANDING
600	B71	VIOLET
700	B12	GREEN
800/850	B5	BROWN
1900	B2	BLUE
2100	B4 & B66	WHITE
3500	B48 - CBRS	RED
5100	B46 - LAA	GREY

- | |
|--|
| NOTE: |
| 1. REFER TO LATEST EDITION OF U.S. CELLULAR STANDARD: STD72 TO VERIFY CURRENT COLOR CODING |

F TYP. BANDING CHART



F TYP. COAX COLOR CODE STANDARD

CONSULTANT:



CLIENT:



CABLE BANDING DETAILS
BAIRD CREEK II (781388)
GREEN BAY, WISCONSIN

BAIRD CREEK II (781388)
GREEN BAY WISCONSIN

BAIRD CREEK II (781388)
GREEN BAY WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
JLM	11/16/22	REV. A
LMK	12/01/22	REV. B

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ED	
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PLOT

[illegible]

PROJECT

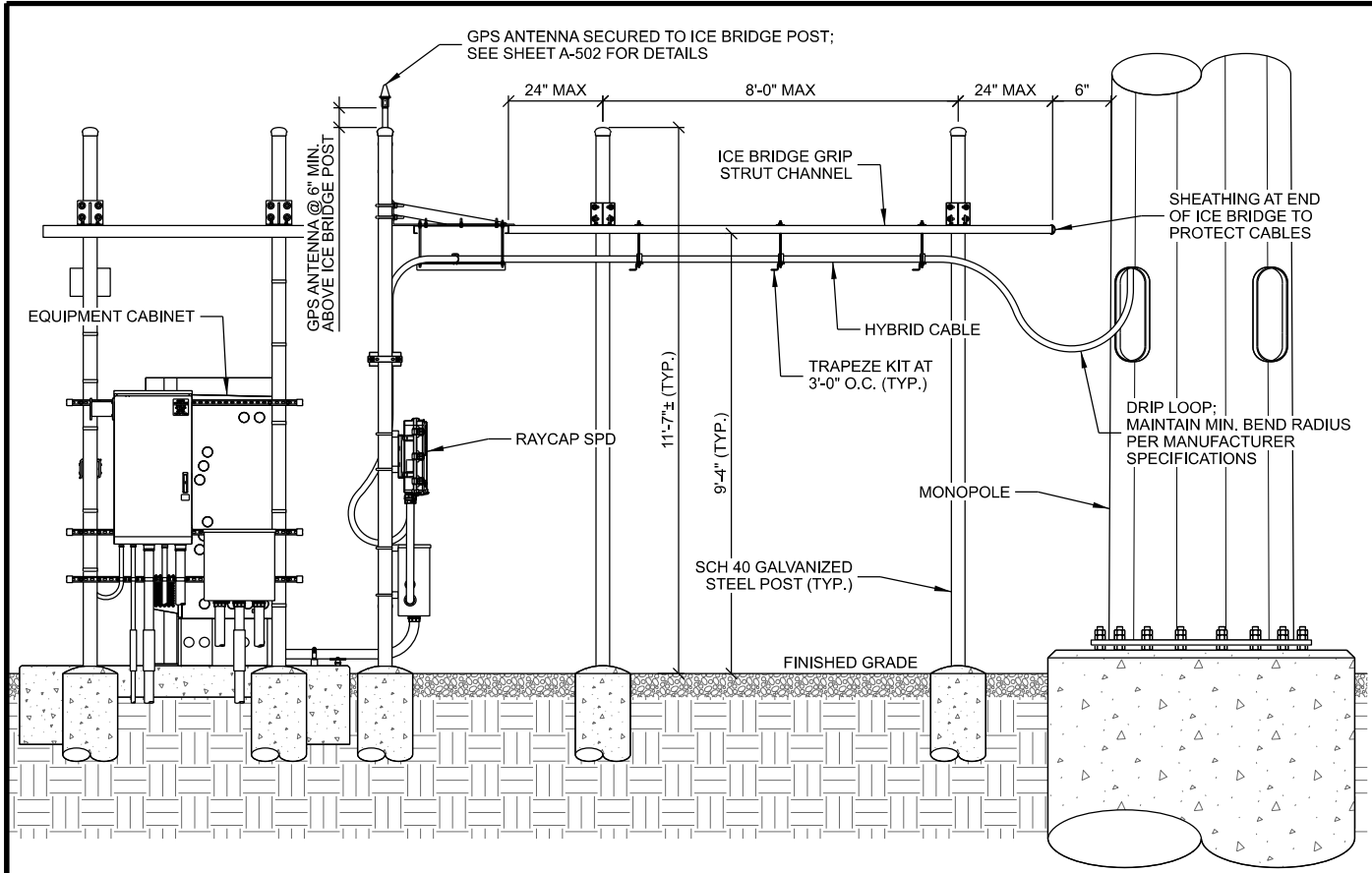
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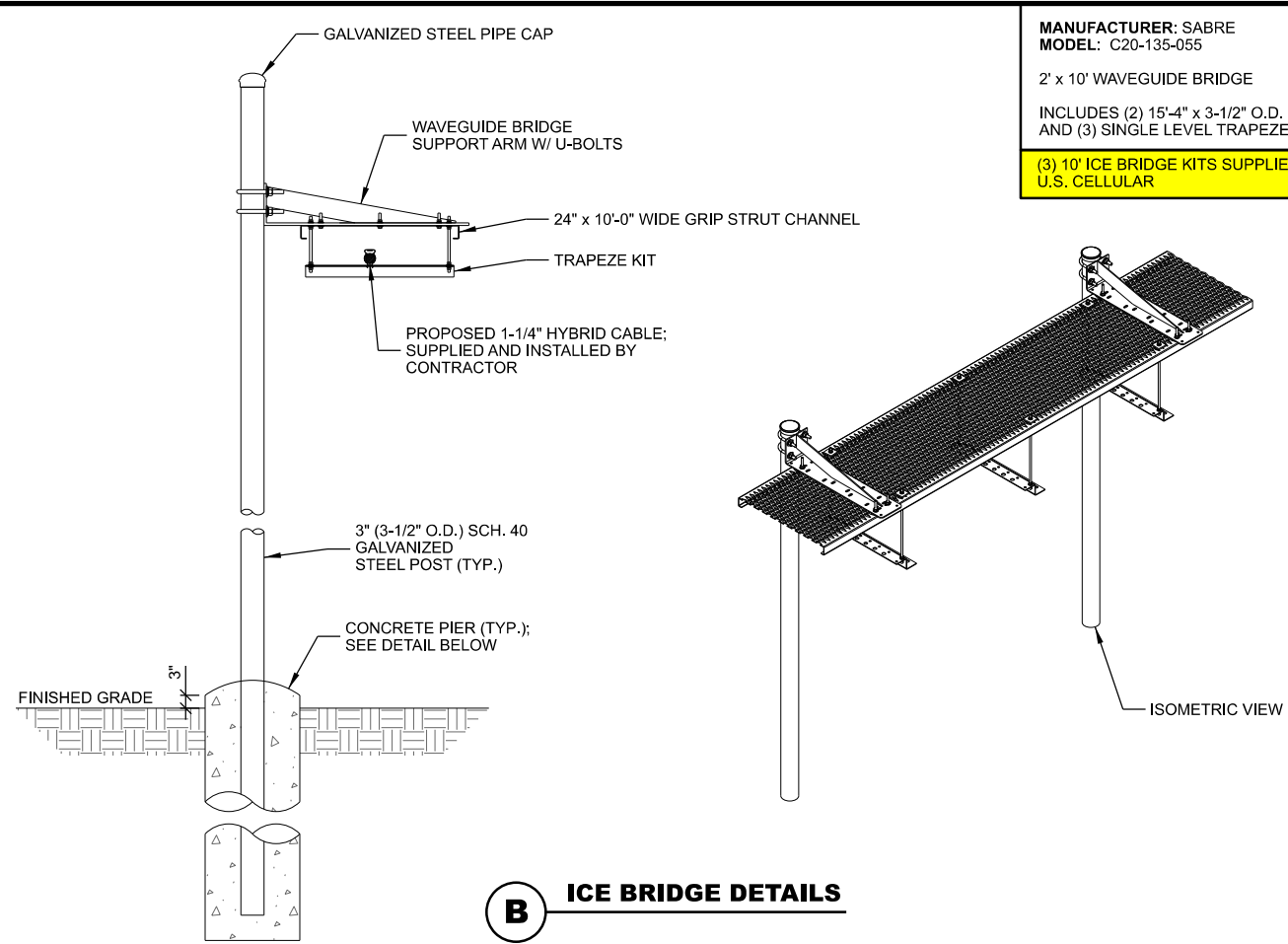
PRELIM DWG

SHEET

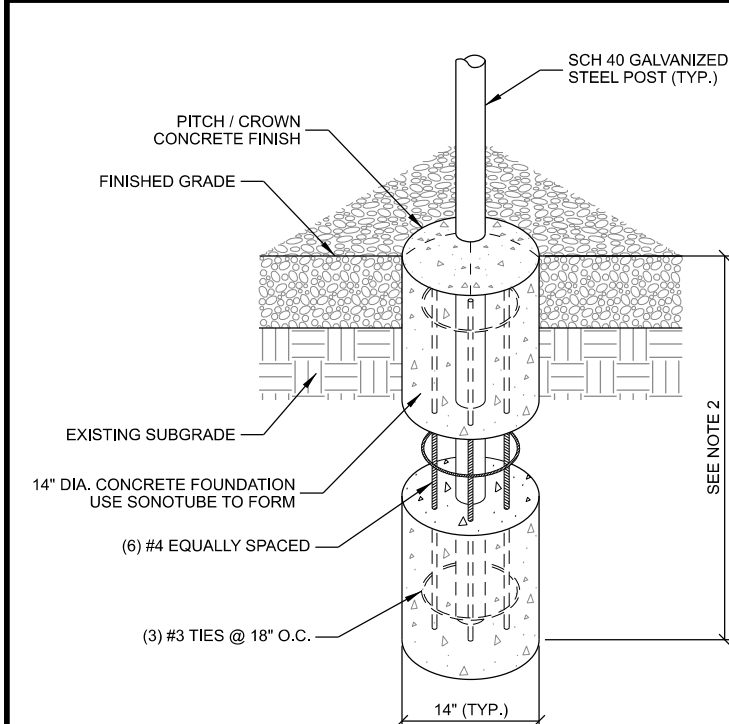
T-503



A ICE BRIDGE INSTALLATION



B ICE BRIDGE DETAILS



- NOTES:
1. MAINTAIN 3" MINIMUM REBAR COVER IN ALL DIRECTION
 2. PIER FOUNDATION DEPTH TO BE A MINIMUM OF 48"; DEPTH TO EXCEED LOCAL FROST DEPTH
 3. CONCRETE TO BE A MINIMUM OF 3,500 PSI AT 28 DAYS

C PIER FOUNDATION

THIS SPACE INTENTIONALLY LEFT BLANK

- ICE BRIDGE NOTES : (THIS SHEET)**
1. FOR COMPONENTS AS SHOWN IN STANDARD DETAILS, MAXIMUM ALLOWABLE SPAN BETWEEN SUPPORTS ON A CONTINUOUS SINGLE SECTION OF BRIDGE CHANNEL SHALL BE 8' FOR A 10' SECTION.
 2. SPLICES IN SECTIONS OF BRIDGE CHANNEL SHALL BE INSTALLED AT SUPPORTS, WHERE POSSIBLE, OR AT MOST 2' FROM A SUPPORT.
 3. FREE ENDS OF ICE BRIDGE CHANNELS SHALL NOT EXCEED A CANTILEVER DISTANCE OF 2' FROM A SUPPORT.
 4. CUT BRIDGE CHANNEL SECTIONS SHALL HAVE RAW EDGES TREATED WITH COLD GALVANIZING SPRAY.
 5. DEVIATIONS FROM STANDARDS FOR COMPONENT INSTALLATIONS ARE PERMITTED WITH MANUFACTURER'S AND ENGINEER'S APPROVAL.
 6. DEVIATIONS FROM ICE BRIDGE FOUNDATIONS SHOWN ON SITE SPECIFIC DRAWINGS OR STANDARD DETAILS REQUIRE ENGINEERING APPROVAL.

MANUFACTURER: SABRE
MODEL: C20-135-055
2' x 10' WAVEGUIDE BRIDGE
INCLUDES (2) 15'-4" x 3-1/2" O.D. POSTS
AND (3) SINGLE LEVEL TRAPEZE
(3) 10' ICE BRIDGE KITS SUPPLIED BY
U.S. CELLULAR

CONSULTANT:
Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:
uscellular
U.S. CELLULAR
8410 W. BRYN MAWR AVE.
SUITE 700
CHICAGO, IL 60631

ICE BRIDGE DETAILS
BAIRD CREEK II (781388)
GREEN BAY, WISCONSIN

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
JLM	11/16/22	REV. A
LMK	12/01/22	REV. B
CHECKED BY:	DCL	
PLOT DATE:	12/1/2022	
PROJECT NUMBER:	34103	
SET TYPE:	PRELIM. DWGS	
SHEET NUMBER:	T-504	



E// B12/B71 4T4R / (B2 or B66) 4T4R / B5 2T2R

ALPHA SECTOR

(PCS or AWS)/LTE
(1900 or 2100)/700/600 MHz
4.3-10 CONNECTORS

LTE
850 MHz
4.3-10 CONNECTORS

BETA SECTOR

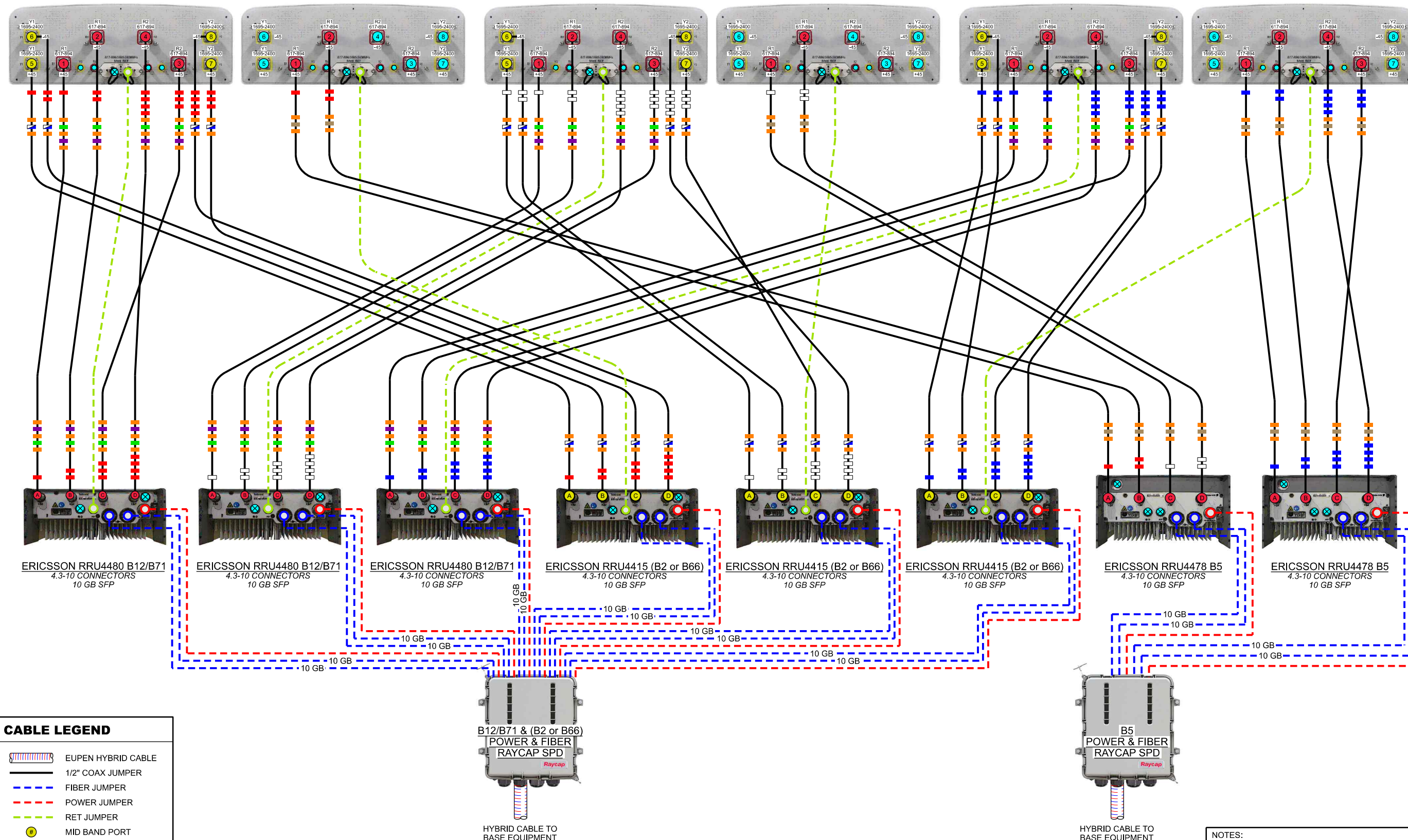
(PCS or AWS)/LTE
(1900 or 2100)/700/600 MHz
4.3-10 CONNECTORS

LTE
850 MHz
4.3-10 CONNECTORS

GAMMA SECTOR

(PCS or AWS)/LTE
(1900 or 2100)/700/600 MHz
4.3-10 CONNECTORS

LTE
850 MHz
4.3-10 CONNECTORS



CABLE LEGEND

- EUPEN HYBRID CABLE
- 1/2" COAX JUMPER
- FIBER JUMPER
- POWER JUMPER
- RET JUMPER
- MID BAND PORT
- LOW BAND PORT
- WEATHERPROOF CAP

DATE CREATED: 05/25/2022

PLUMBING DIAGRAM: W5.DX110A/P

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PLUMBING DIAGRAM BAIRD CREEK II (781388) GREEN BAY, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
JLM	11/16/22	REV. A
LMK	12/01/22	REV. B

CHECKED BY: DCL

PLOT DATE: 12/1/2022

PROJECT NUMBER: 34103

SET TYPE: PRELIM. DWGS

SHEET NUMBER: **P-501**

NOTES:

- ALL JUMPERS BETWEEN RADIO UNITS & ANTENNAS MUST BE THE SAME LENGTH.
- CONTRACTOR TO INSTALL WEATHERPROOF CAP ON ALL UN-USED PORTS.

KEYNOTES: (THIS SHEET)

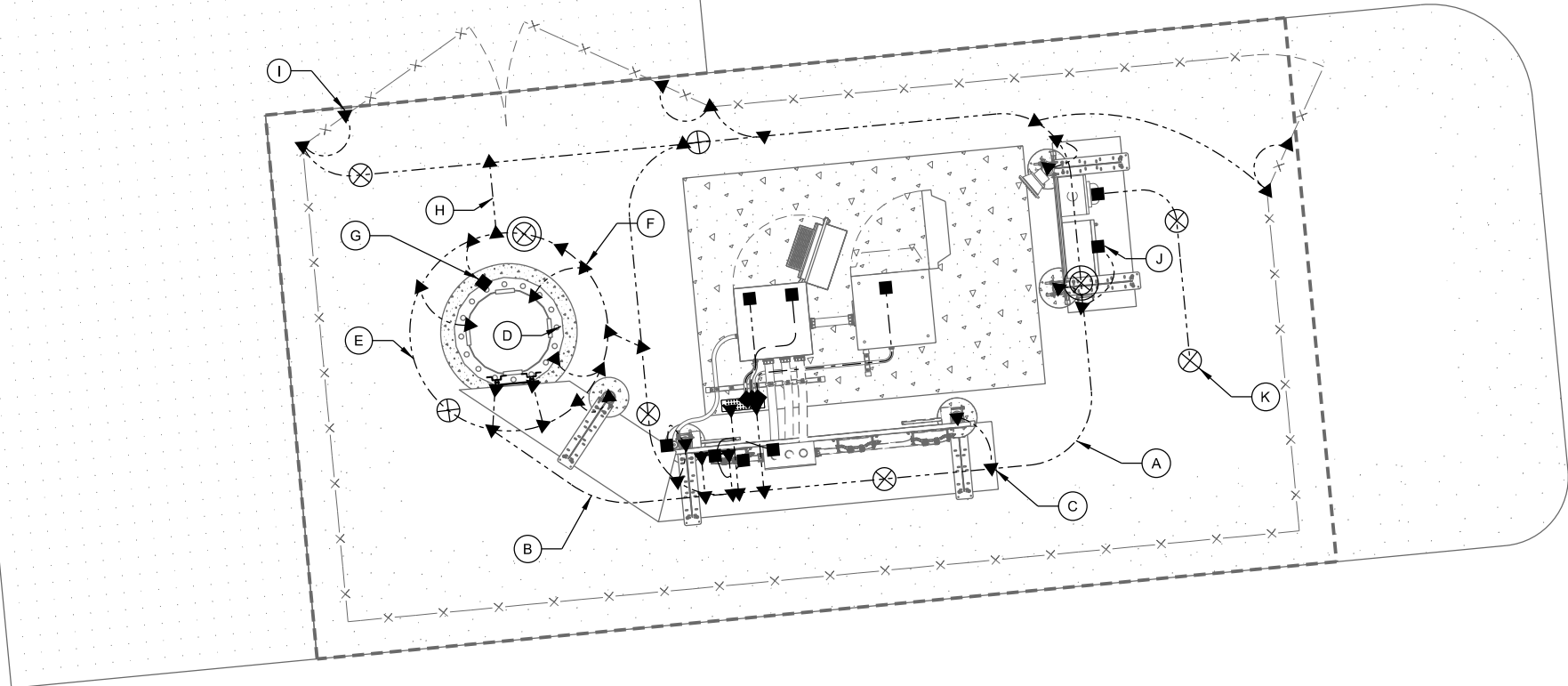
- A. EQUIPMENT GROUND RING, #2 SOLID TINNED COPPER; SEE SHEET E-102 FOR GROUNDING REQUIREMENTS AT EQUIPMENT PAD
- B. GROUND LEAD FROM EQUIPMENT GROUND RING TO TOWER GROUND RING (TYP. OF 2), #2 SOLID TINNED COPPER
- C. GROUND LEAD FROM ICE BRIDGE POST TO BURIED GROUND RING (TYP.)
- D. TOWER GROUND BAR (TGB) WITH (2) GROUNDS FROM TGB TO TOWER GROUND RING; SEE E-501 FOR DETAIL
- E. TOWER GROUND RING, #2 SOLID TINNED COPPER
- F. GROUND LEAD FROM TOWER STEEL TO TOWER GROUND RING (TYP. OF 3); SEE E-501 FOR DETAIL
- G. TOWER FOUNDATION GROUND, #2 SOLID TINNED COPPER; SEE E-502 FOR DETAIL
- H. GROUND LEAD FROM GROUND RING TO GATE POST; SEE E-502 FOR DETAIL
- I. BOND GATE TO GATE POST WITH FLEXIBLE METAL STRAP; SEE E-502 FOR DETAIL
- J. GROUND UTILITY RACK CABINETS AND POSTS (TYP.), #2 SOLID TINNED COPPER
- K. GROUND ELECTRIC METER TO (2) INDEPENDENT GROUND RODS, SPACED 10' O.C. WITH #2 SOLID TINNED COPPER

GROUNDING LEGEND: (THIS SHEET)

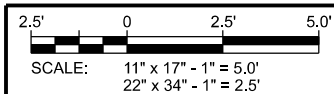
- ⊗ GROUND TEST WELL, SEE E-502 FOR DETAILS
- ⊗ COPPER CLAD GROUND ROD, (5/8" DIA. x 10' LONG) SPACE @ 2X GROUND ROD LENGTH (20' O.C. MAX., 6' MIN.)
- ▲ EXOTHERMIC OR UL RATED IRREVERSIBLE CONNECTION (CADWELD OR HYGROUND)
- MECHANICAL CONNECTION (BURNDY 2-HOLE LUG OR APPROVED EQUAL)
- #2 SOLID TINNED COPPER WIRE
- #6 AWG UV RATED COPPER WIRE

GENERAL NOTES: (THIS SHEET)

1. ALL EXTERIOR GROUNDING SHALL MEET OR EXCEED THE CURRENT NEC AND NFPA 780 CODE.
2. THE GROUNDING SYSTEM & CONDUCTORS SHALL BE INSPECTED PRIOR TO BACK FILLING WITH RESULTS APPROVED BY THE CARRIER. THE SYSTEM SHALL PROVIDE 5 OHM OR LESS RESISTANCE UPON COMPLETION.
3. HIGH COMPRESSION TYPE CONNECTORS SHALL BE USED FOR SECONDARY GROUNDING CONDUCTOR TO MAIN GROUNDING CONDUCTOR CONNECTIONS. AFTER INSPECTION CONNECTIONS SHALL BE WRAPPED WITH ELECTRICAL VINYL TAPE.
4. ALL MECHANICAL CONNECTIONS SHALL INCLUDE ANTI-OXIDANT COMPOUND BETWEEN LUG & CONNECTION POINT. USE COPPER ANTI-OXIDANT FOR COPPER TO COPPER CONNECTION
5. ALL NON-INSULATED GROUND LEADS EXTENDING ABOVE GROUND LEVEL SHALL BE ENCASED IN 1/2" PVC & SEALED WITH SILICONE.
6. GROUND RINGS & TOP OF RODS SHALL BE INSTALLED AT 30" BELOW FINISHED GRADE OR 6" BELOW FROST LINE, WHICHEVER IS DEEPER. (SEE DETAIL A/E-501)
7. ALL ABOVE GRADE CADWELD CONNECTIONS (TO GALVANIZED ITEMS) SHALL BE COATED WITH ZINGA TO PREVENT CORROSION.
8. GROUNDING CONDUCTORS SHALL MAINTAIN, TO THE EXTENT PRACTICAL, A HORIZONTAL OR DOWNWARD DIRECTION FREE FROM UP AND DOWN POCKETS. THE RADIUS OF BEND SHALL NOT BE LESS THAN 8" AND THE ANGLE OF ANY BEND SHALL NOT BE SHARPER (LESS) THAN 90°.
9. THE MAXIMUM HORIZONTAL AND VERTICAL SPACING BETWEEN GROUNDING CONDUCTOR (NOT IN CONDUIT) SUPPORTS SHALL NOT EXCEED 4 FT.
10. IF A GROUNDING CONDUCTOR IS INSTALLED IN FERROUS METAL CONDUITS, THE CONDUCTOR SHALL BE BONDED TO THE TOP AND BOTTOM OF THE CONDUIT.



A COMPOUND GROUNDING PLAN - RAWLAND



CONSULTANT:



CLIENT:



COMPOUND GROUNDING PLAN
BAIRD CREEK II (781388)
GREEN BAY, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
JLM	11/16/22	REV. A
LMK	12/01/22	REV. B

CHECKED BY:	DCL
PLOT DATE:	12/1/2022
PROJECT NUMBER:	34103
SET TYPE:	PRELIM. DWGS
SHEET NUMBER:	E-101

KEYNOTES: (THIS SHEET)

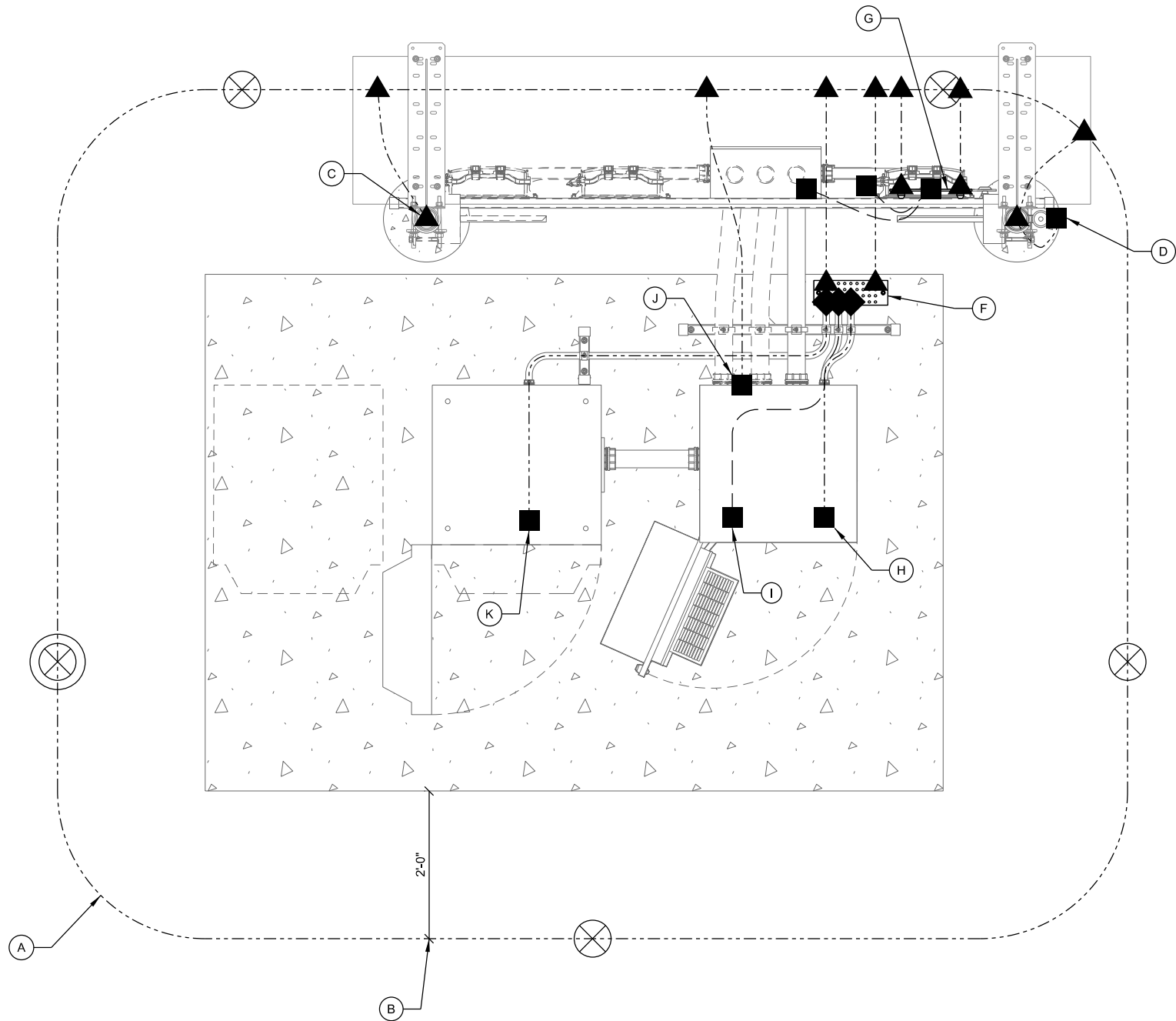
- A. EQUIPMENT GROUND RING, #2 SOLID TINNED COPPER
- B. MAINTAIN 2' SEPARATION BETWEEN GROUND RINGS AND FOUNDATIONS (TYP.)
- C. GROUND LEAD FROM ICE BRIDGE POST TO TO BURIED GROUND RING (TYP.)
- D. GROUND GPS UNIT TO ICE BRIDGE POST
- E. GROUND PPC RACK CABINETS AND POSTS (TYP.), #2 SOLID TINNED COPPER
- F. MASTER GROUND BAR (MGB) MOUNTED HORIZONTALLY TO CONCRETE PAD ON INSULATORS; (2) GROUNDS FROM MGB TO EQUIPMENT GROUND RING; SEE E-501 FOR DETAIL
- G. COLLECTOR GROUND BAR (CGB) MOUNTED TO UNISTRUT RACK ON INSULATORS; (2) CGB GROUNDS FROM CGB TO EQUIPMENT GROUND RING; SEE E-501 FOR JUNCTION BOX AND RAYCAP SPD GROUNDING DETAILS
- H. (1) GROUND LEAD FROM LTE RADIO CABINET STEEL TO MASTER GROUND BAR, #2 SOLID TINNED COPPER; ROUTE THROUGH CABINET KNOCKOUT WITH LIQUID-TIGHT CONDUIT FITTING AND LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT
- I. (1) GROUND LEAD FROM LTE RADIO CABINET INTERIOR GROUND BAR TO MASTER GROUND BAR, #6 AWG UV RATED COPPER; ROUTE THROUGH CABINET KNOCKOUT WITH LIQUID-TIGHT CONDUIT FITTINGS AND LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT
- J. (1) GROUND LEAD FROM LTE RADIO CABINET EXTERNAL GROUNDING BOLT TO BURIED GROUND RING, #2 SOLID TINNED COPPER
- K. (1) GROUND LEAD FROM LTE BATTERY CABINET STEEL TO MASTER GROUND BAR, #2 SOLID TINNED COPPER; ROUTE THROUGH NEW PENETRATION WITH LIQUID-TIGHT CONDUIT FITTING AND LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT

GROUNDING LEGEND: (THIS SHEET)

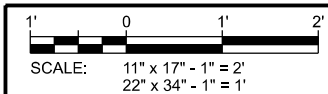
- ⊗ GROUND TEST WELL, SEE E-502 FOR DETAILS
- ⊗ COPPER CLAD GROUND ROD, (5/8" DIA. x 10' LONG) SPACE @ 2X GOUND ROD LENGTH (20' O.C. MAX., 6' MIN.)
- ▲ EXOTHERMIC OR UL RATED IRREVERSIBLE CONNECTION (CADWELD OR HYGROUND)
- MECHANICAL CONNECTION (BURNDY 2-HOLE LUG OR APPROVED EQUAL)
- #2 SOLID TINNED COPPER WIRE
- #6 AWG UV RATED COPPER WIRE

GENERAL NOTES: (THIS SHEET)

- ALL EXTERIOR GROUNDING SHALL MEET OR EXCEED THE CURRENT NEC AND NFPA 780 CODE.
- THE GROUNDING SYSTEM & CONDUCTORS SHALL BE INSPECTED PRIOR TO BACK FILLING WITH RESULTS APPROVED BY THE CARRIER. THE SYSTEM SHALL PROVIDE 5 OHM OR LESS RESISTANCE UPON COMPLETION.
- HIGH COMPRESSION TYPE CONNECTORS SHALL BE USED FOR SECONDARY GROUNDING CONDUCTOR TO MAIN GROUNDING CONDUCTOR CONNECTIONS. AFTER INSPECTION CONNECTIONS SHALL BE WRAPPED WITH ELECTRICAL VINYL TAPE.
- ALL MECHANICAL CONNECTIONS SHALL INCLUDE ANTI-OXIDANT COMPOUND BETWEEN LUG & CONNECTION POINT. USE COPPER ANTI-OXIDANT FOR COPPER TO COPPER CONNECTION
- ALL NON-INSULATED GROUND LEADS EXTENDING ABOVE GROUND LEVEL SHALL BE ENCASED IN 1/2" PVC & SEALED WITH SILICONE.
- GROUND RINGS & TOP OF RODS SHALL BE INSTALLED AT 30" BELOW FINISHED GRADE OR 6" BELOW FROST LINE, WHICHEVER IS DEEPER. (SEE DETAIL A/E-501)
- ALL ABOVE GRADE CADWELD CONNECTIONS (TO GALVANIZED ITEMS) SHALL BE COATED WITH ZINGA TO PREVENT CORROSION.
- GROUNDING CONDUCTORS SHALL MAINTAIN, TO THE EXTENT PRACTICAL, A HORIZONTAL OR DOWNWARD DIRECTION FREE FROM UP AND DOWN POCKETS. THE RADIUS OF BEND SHALL NOT BE LESS THAN 8" AND THE ANGLE OF ANY BEND SHALL NOT BE SHARPER (LESS) THAN 90°.
- THE MAXIMUM HORIZONTAL AND VERTICAL SPACING BETWEEN GROUNDING CONDUCTOR (NOT IN CONDUIT) SUPPORTS SHALL NOT EXCEED 4 FT.
- IF A GROUNDING CONDUCTOR IS INSTALLED IN FERROUS METAL CONDUITS, THE CONDUCTOR SHALL BE BONDED TO THE TOP AND BOTTOM OF THE CONDUIT.



A EQUIPMENT PAD GROUNDING - ERICSSON



CONSULTANT:

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CHICAGO, IL 60631

EQUIPMENT PAD GROUNDING PLAN
BAIRD CREEK II (781388)
GREEN BAY, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
JLM	11/16/22	REV. A
LMK	12/01/22	REV. B

CHECKED BY	DCL
PLOT DATE	12/1/2022
PROJECT NUMBER	34103
SET TYPE	PRELIM. DWGS

SHEET NUMBER **E-102**

KEYNOTES: (THIS SHEET)

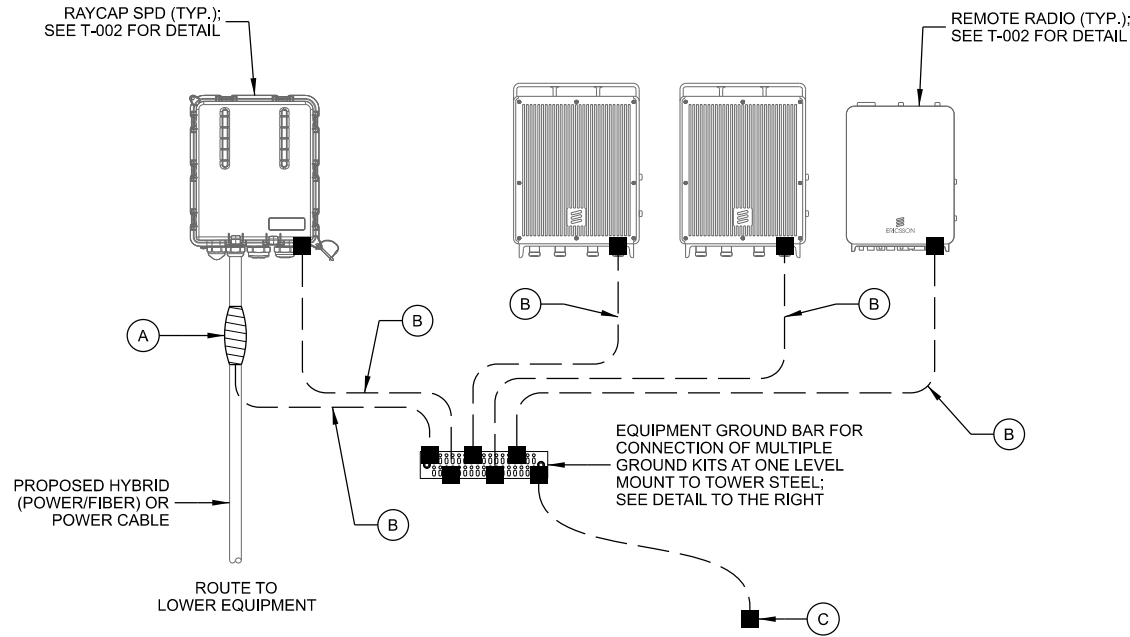
- A. WEATHERPROOF CABLE GROUND KIT
- B. GROUND KIT #6 THHN STRANDED INSULATED JUMPER CONNECTION TO GROUND BAR WITH 2 HOLE LONG BARREL LUG
- C. UL LISTED BONDING CLAMP CABLE TO FLAT METAL BONDING CLAMP
- D. TOWER GROUND BAR (TGB) INSTALLED ON TOWER (SEE DETAIL TO RIGHT); FOR LATTICE TOWERS, MOUNT TGB DIAGONALLY AT 12" ABOVE ICE BRIDGE FOR EASIER HOOK-UP OF GROUNDING KIT LEADS
- E. TGB GROUNDS #2 SOLID TINNED COPPER ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE FROM TGB TO TOWER GROUND RING (2) REQ'D
- F. COLLECTOR GROUND BAR (CGB) MOUNTED TO UNISTRUT RACK ON INSULATORS; (2) CGB #2 SOLID TINNED COPPER GROUNDS ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE FROM CGB TO EQUIPMENT GROUND RING
- G. MASTER GROUND BAR (MGB) MOUNTED HORIZONTALLY TO CONCRETE PAD ON INSULATORS; (2) #2 SOLID TINNED COPPER GROUNDS ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE FROM MGB TO EQUIPMENT GROUND RING
- H. RAYCAP SPD AND JUNCTION BOX TO BE BONDED TO CGB WITH #6 THHN STRANDED GREEN INSULATED
- I. SECURE GPS TO ICE BRIDGE POST WITH UL LISTED PIPE CLAMP; BOND WITH #2 SOLID TINNED COPPER LEAD
- J. ICE BRIDGE POST GROUND #2 SOLID TINNED COPPER ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE
- K. ICE BRIDGE SECTION GROUNDS #2 STRANDED INSULATED WITH 2 HOLE LONG BARREL ON EACH END (TYP.)
- L. ICE BRIDGE SECTION TO POST GROUNDS #2 STRANDED INSULATED WITH 2 HOLE LONG BARREL ON SECTION; ORIENT LEAD WITH HIGH SIDE TOWARDS TOWER
- M. TOWER FOUNDATION GROUND; SEE E-502 FOR DETAIL
- N. TOWER STEEL GROUNDS, #2 SOLID TINNED COPPER ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE FROM TOWER STEEL TO TOWER GROUND RING (3) REQ'D; GROUND LEADS TO BE EVENLY SPACED 120° APART

GROUNDING LEGEND: (THIS SHEET)

- ▲ EXOTHERMIC OR UL RATED IRREVERSIBLE CONNECTION (CADWELD OR HYGROUND)
- MECHANICAL CONNECTION (BURNDY 2-HOLE LUG OR APPROVED EQUAL)
- #2 SOLID TINNED COPPER WIRE
- #2 THHN STRANDED INSULATED COPPER WIRE
- #6 AWG UV RATED COPPER WIRE

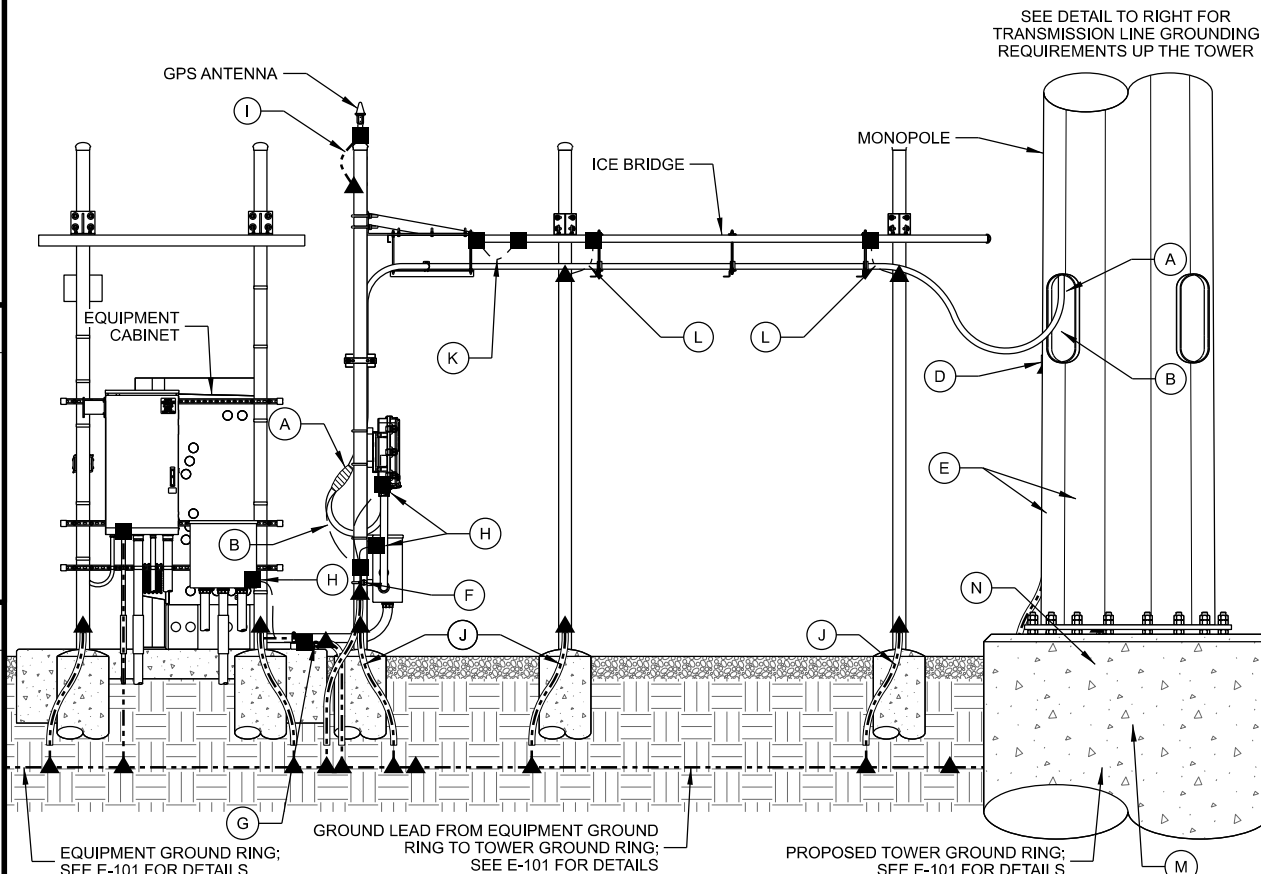
GENERAL NOTES: (THIS SHEET)

1. ALL BELOW-GRADE CONNECTIONS ARE TO BE EXOTHERMICALLY WELDED A MINIMUM OF 30" BELOW GRADE.
2. ALL LEADS EXTENDING ABOVE GRADE TO BE ENCASED IN 3/4" CONDUIT AND EXTEND A MINIMUM OF 6" ABOVE FINISHED GRADE AND 24" BELOW FINISHED GRADE.
3. COAT ALL EXOTHERMICALLY WELDED CONNECTIONS WITH ZINGA.
4. APPLY ANTI OXIDANT COMPOUND TO ALL MECHANICAL CONNECTIONS.
5. UPPER AND LOWER TOWER GROUND BARS TO BE BONDED DIRECTLY TO TOWER STEEL WITH #2 CONDUCTORS.
6. AIR TERMINAL TO EXTEND 2' ABOVE HIGHEST ANTENNA MIN. ON MAST PIPE MECHANICALLY FASTEN AIR TERMINAL TO MAST PIPE MAST PIPE TO BE MECHANICALLY CONNECTED TO TOWER STEEL.

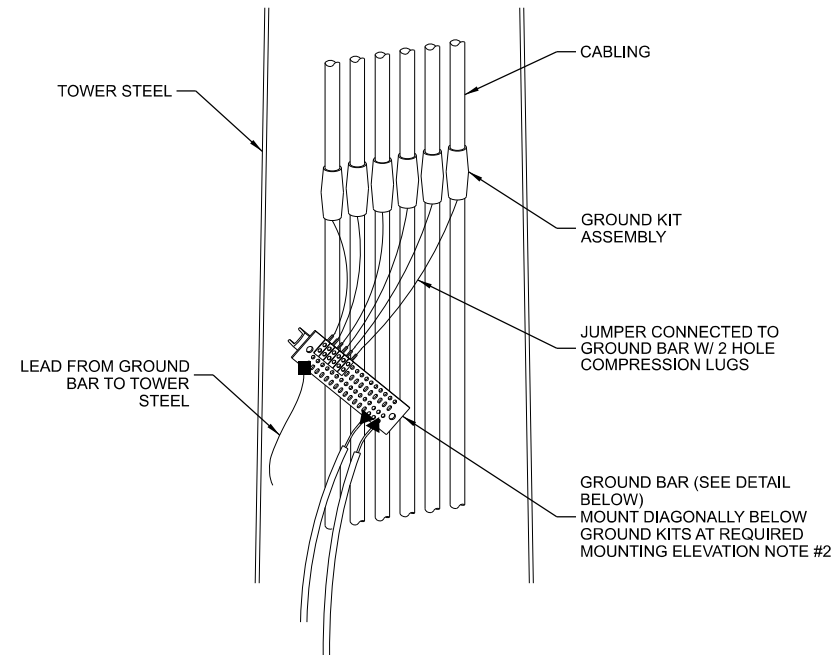


- NOTES:
1. ALL CABLING AND/OR GROUNDING RUNS SHALL BE INSTALLED IN A NEAT AND ORDERLY FASHION.
 2. CONTRACTOR SHALL INSTALL PER LATEST EDITION OF THE N.E.C.
 3. SCHEMATIC DETAIL ONLY. REFER TO ANTENNA AND EQUIPMENT CONFIGURATION FOR EQUIPMENT QUANTITY AND LOCATION.
 4. ALL GROUND LEADS TO BE ROUTED IN A DOWNWARD FASHION.
 5. A SURGE PROTECTION DEVICE MUST BE PLACED WITHIN 20 FEET OF EVERY RRU. IF A SURGE PROTECTION DEVICE EXCEEDS A DISTANCE OF 20 FEET FROM THE RRU, A SECONDARY SURGE PROTECTION DEVICE MUST BE INSERTED IN LINE CLOSEST TO THE RRU.

A ANTENNA LEVEL GROUNDING

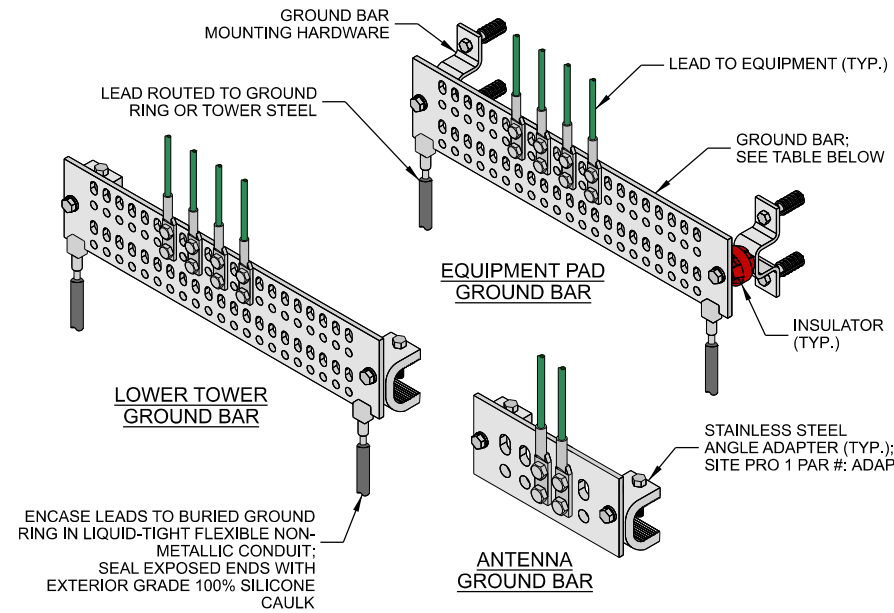


B MONOPOLE GROUNDING DETAILS - RAWLAND



- NOTES:
1. INSTALL GROUND KITS ON EACH TRANSMISSION LINE IN THE FOLLOWING LOCATIONS:
 - A. ANTENNA / DISH LEVEL
 - B. AT 75 FOOT MAX INTERVALS FROM ANTENNA LEVEL TO BASE OF TOWER
 - C. TOWER BASE
 - D. EQUIPMENT BUILDING ENTRY
 2. INSTALL ANTENNA GROUND BARS AT EACH ANTENNA TIER LEVEL FOR CONNECTION OF MULTIPLE ANTENNAS AT EACH LEVEL. WHEN ONLY ONE ANTENNA IS INSTALLED AT A LEVEL, CONNECT GROUND KIT DIRECTLY TO TOWER STEEL WITH UL LISTED BONDING CLAMP.

C TRANSMISSION LINE GROUNDING



ENCASE LEADS TO BURIED GROUND RING IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT; SEAL EXPOSED ENDS WITH EXTERIOR GRADE 100% SILICONE CAULK

GROUND BAR SCHEDULE:	
EQUIPMENT PAD GROUND BAR	1/4" x 4" x 18" GROUND BAR WITH INSULATORS AND BRACKETS; SIZED FOR 42 SETS OF 2-HOLE LUGS SITE PRO PART #: TINMG418U-K OR EQUIVALENT
LOWER TOWER GROUND BAR	1/4" x 4" x 18" GROUND BAR; SIZED FOR 42 SETS OF 2-HOLE LUGS SITE PRO PART #: TINMG418U-K OR EQUIVALENT
ANTENNA GROUND BAR	1/4" x 2" x 6" GROUND BAR; SIZED FOR 5 SETS OF 2-HOLE LUGS SITE PRO PART #: TINMG206U OR EQUIVALENT

D GROUND BAR

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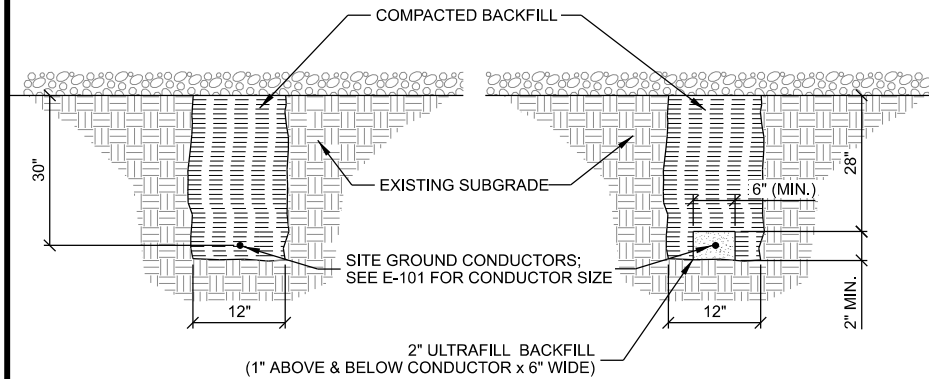
uscellular
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8410 W. BRYN MAWR AVE.
SUITE 700
CHICAGO, IL 60631

GROUNDING DETAILS
BAIRD CREEK II (781388)
GREEN BAY, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
JLM	11/16/22	REV. A
LMK	12/01/22	REV. B

CHECKED BY:	DCL
PLOT DATE:	12/1/2022
PROJECT NUMBER:	34103
SET TYPE:	PRELIM. DWGS
SHEET NUMBER:	E-501

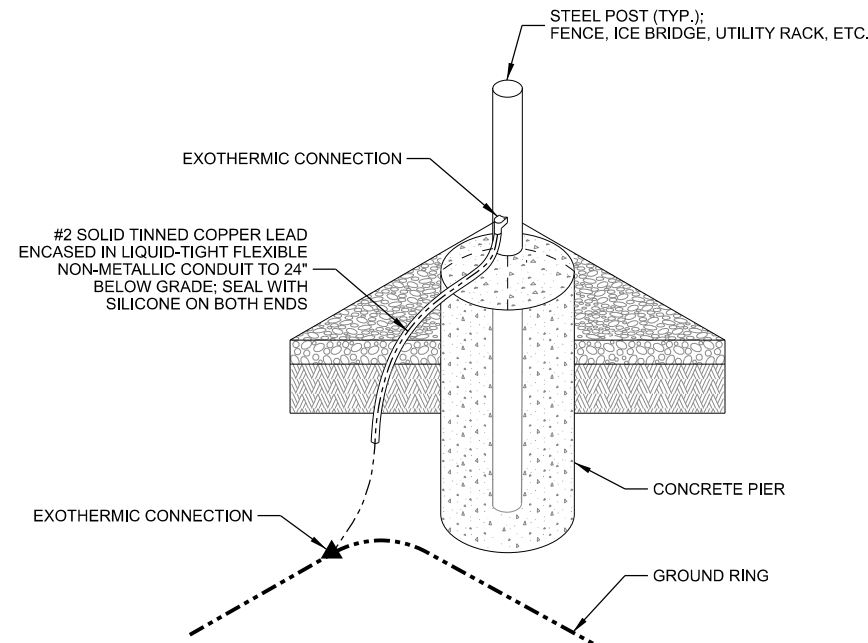


STANDARD GROUND TRENCH

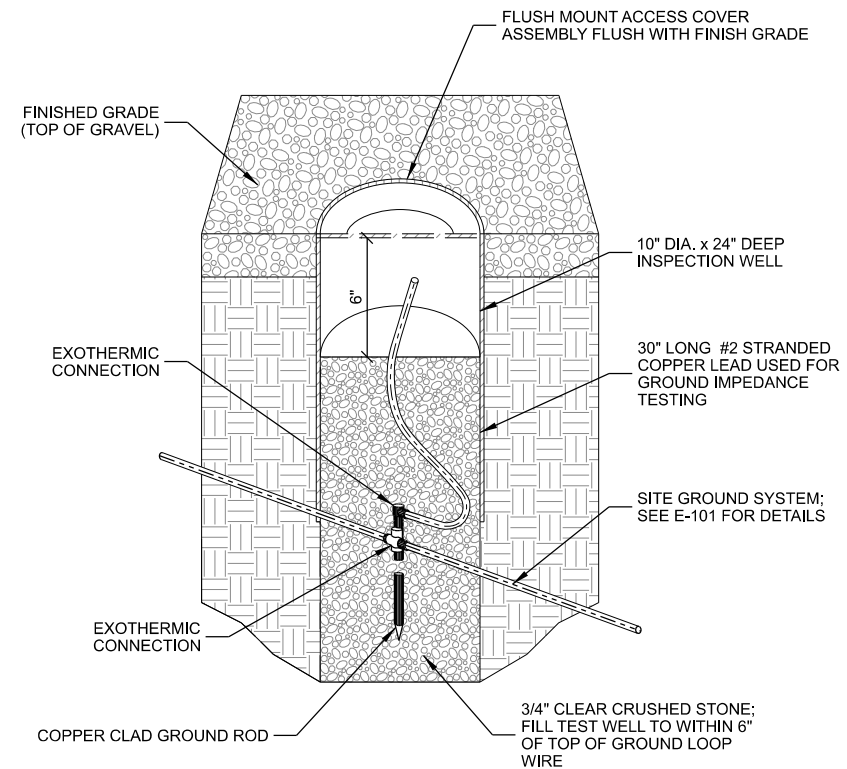
ENHANCED GROUND TRENCH

- NOTES:
- GROUNDING TRENCHES TO BE BACK FILLED WITH NATIVE SOIL.
 - COMPACT BACK FILL TO 95% MODIFIED PROCTOR.

A GROUNDING TRENCH



B STEEL POST GROUNDING

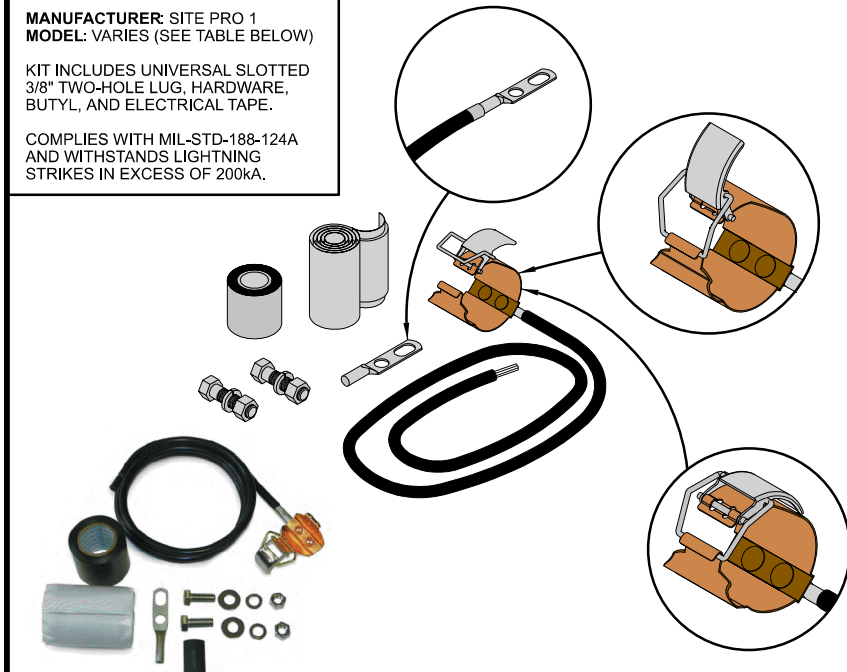


C INSPECTION WELL

MANUFACTURER: SITE PRO 1
MODEL: VARIES (SEE TABLE BELOW)

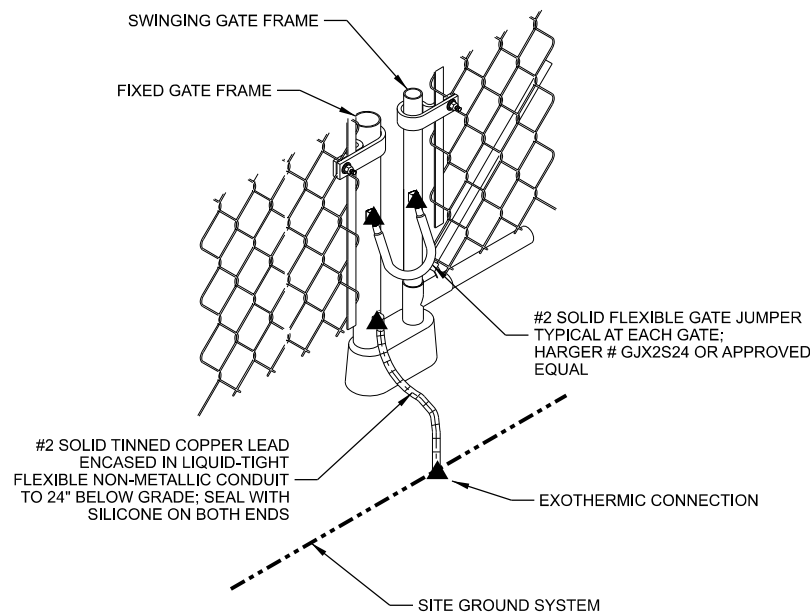
KIT INCLUDES UNIVERSAL SLOTTED
3/8\" TWO-HOLE LUG, HARDWARE,
BUTYL, AND ELECTRICAL TAPE.

COMPLIES WITH MIL-STD-188-124A
AND WITHSTANDS LIGHTNING
STRIKES IN EXCESS OF 200kA.

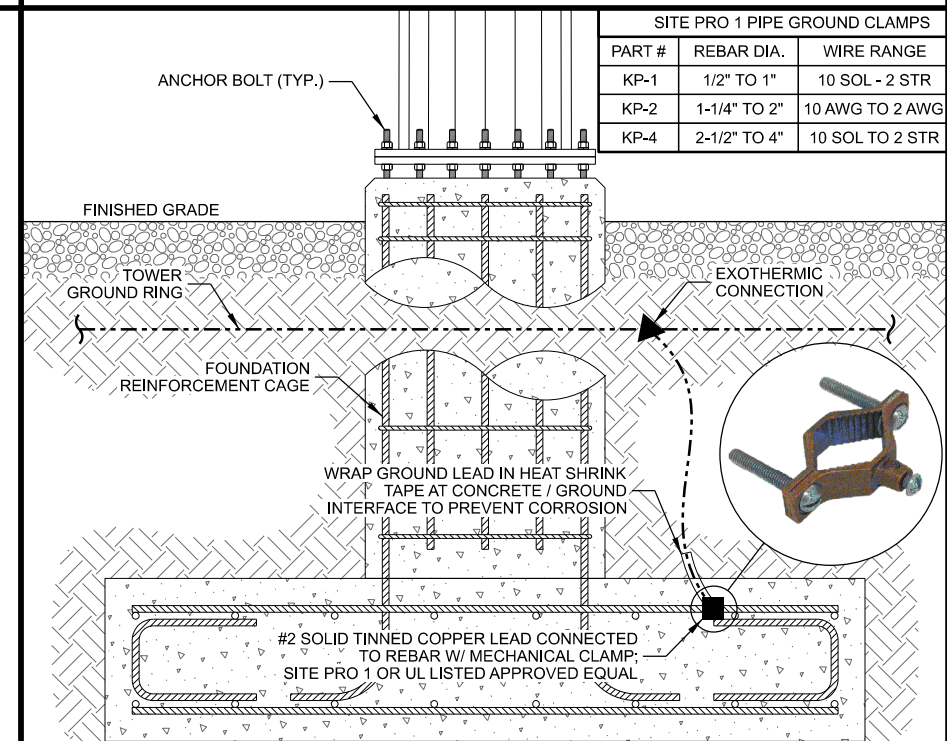


PART #	CABLE SIZE & TYPE	LENGTH	LUG	WEIGHT
GK-C12	1/2" CORRUGATED	5'	UNATTACHED	1.50 LB.
GK-C78	7/8" CORRUGATED	5'	UNATTACHED	1.65 LB.
GK-C114	1-1/4" CORRUGATED	5'	UNATTACHED	1.70 LB.
GK-C158	1-5/8" CORRUGATED	5'	UNATTACHED	1.70 LB.
GK-C214	2-1/4" CORRUGATED	5'	UNATTACHED	1.80 LB.

D CLIP ON GROUND KIT



E FENCE GATE GROUNDING



- NOTES:
- FOUNDATION SHOWN IS TYPICAL. SEE TOWER FOUNDATION PLANS FOR REINFORCEMENT DETAILS.
 - FOUNDATION GROUNDING PER NEC 250.52(3)(A). GROUNDING CONNECTIONS TO BE COVERED BY A MINIMUM OF 3" CONCRETE AND BE MADE TO A MIN. 20' CONTINUOUS REBAR.

F TOWER FOUNDATION GROUNDING

CONSULTANT:

Edge
Consulting Engineers, Inc.
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CLIENT:

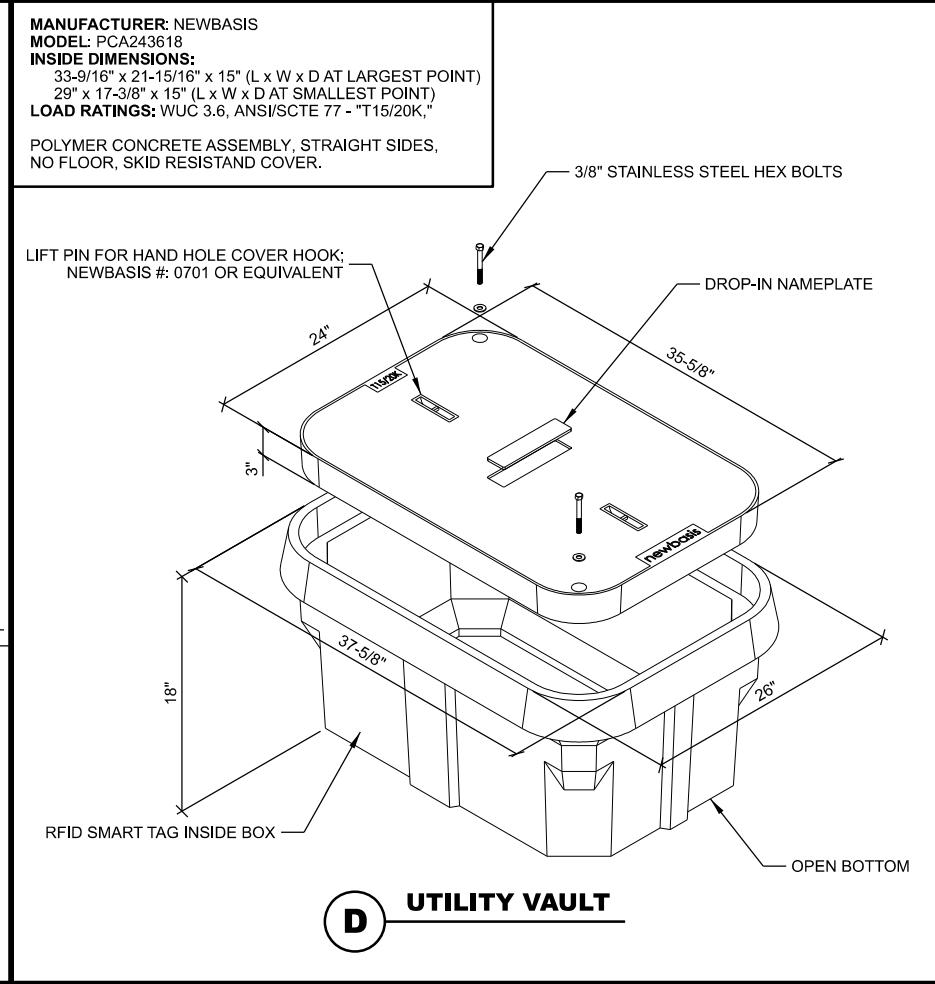
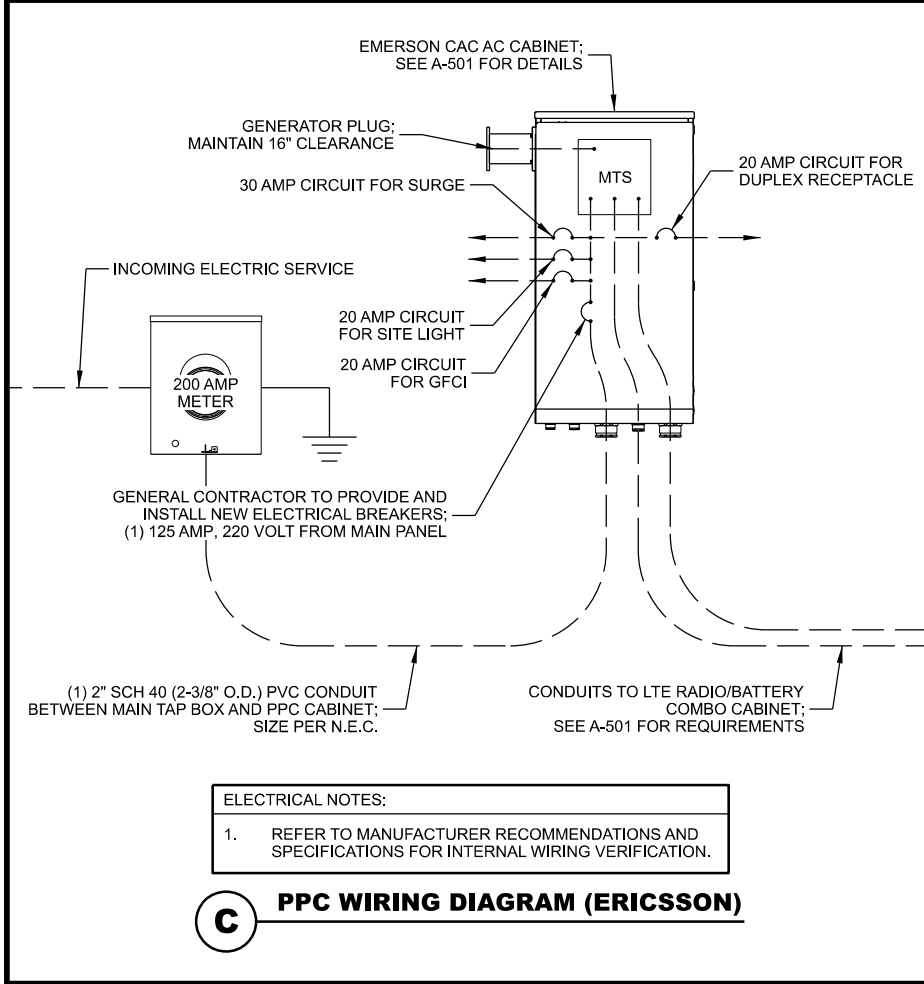
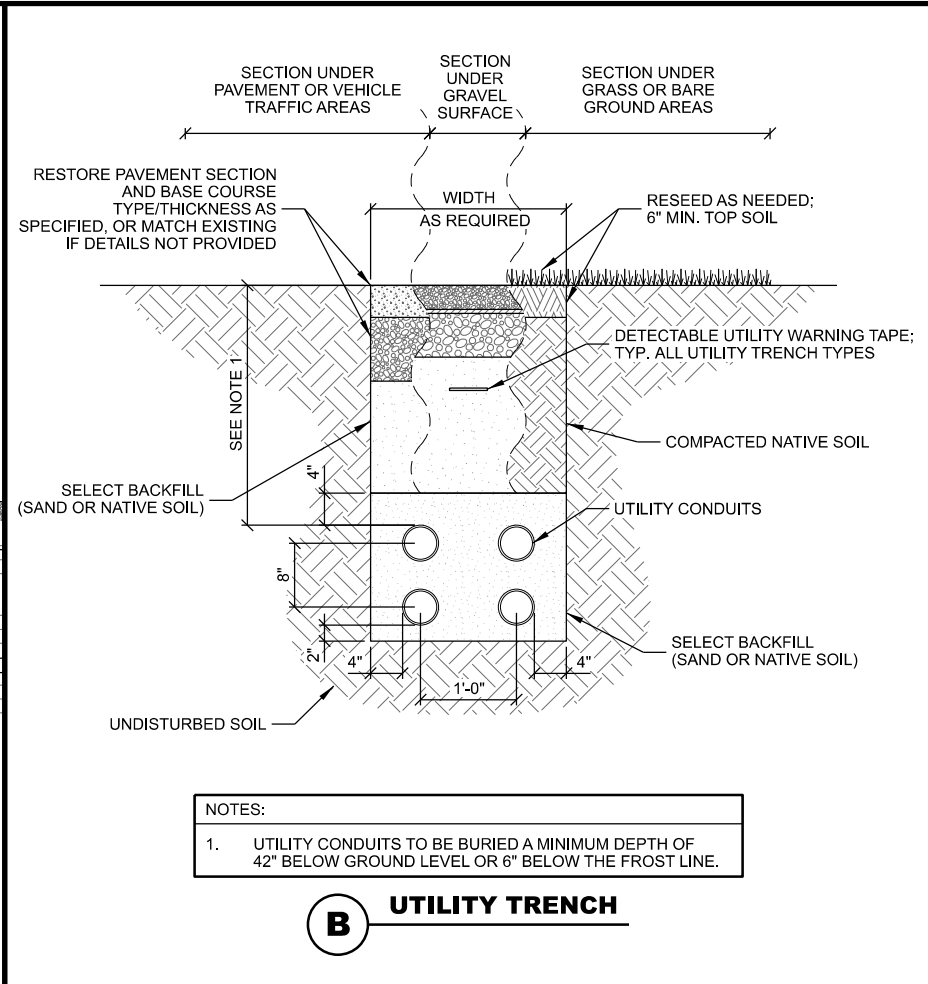
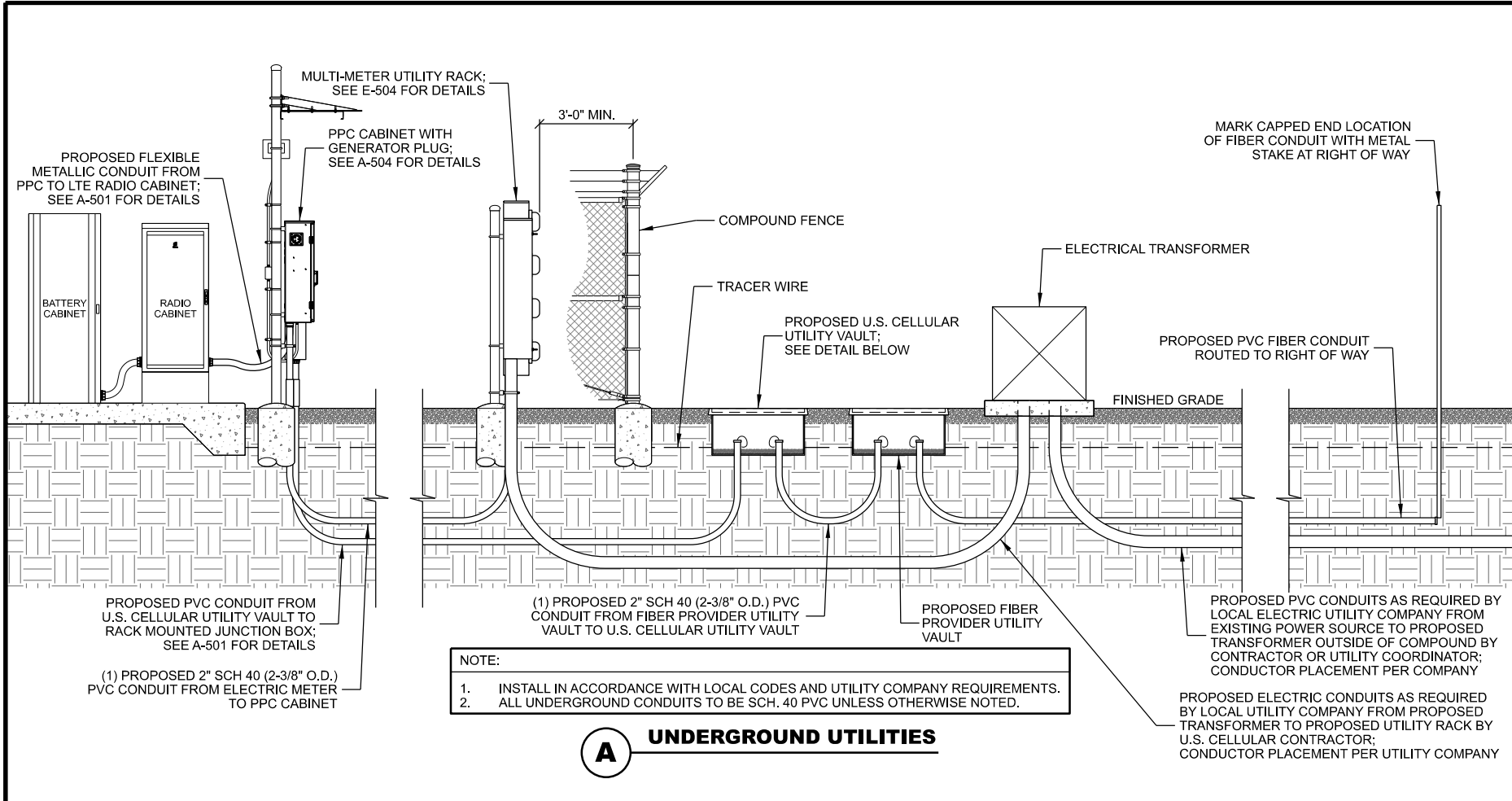
uscellular
U.S. CELLULAR
8410 W. BRYN MAWR AVE.
SUITE 700
CHICAGO, IL 60631

GROUNDING DETAILS BAIRD CREEK II (781388) GREEN BAY, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
JLM	11/16/22	REV. A
LMK	12/01/22	REV. B

CHECKED BY:	DCL
PLOT DATE:	12/1/2022
PROJECT NUMBER:	34103
SET TYPE:	PRELIM. DWGS
SHEET NUMBER:	E-502



CONSULTANT:

Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:

uscellular
U.S. CELLULAR
8410 W. BRYN MAWR AVE.
SUITE 700
CHICAGO, IL 60631

UTILITY DETAILS
BAIRD CREEK II (781388)
GREEN BAY, WISCONSIN

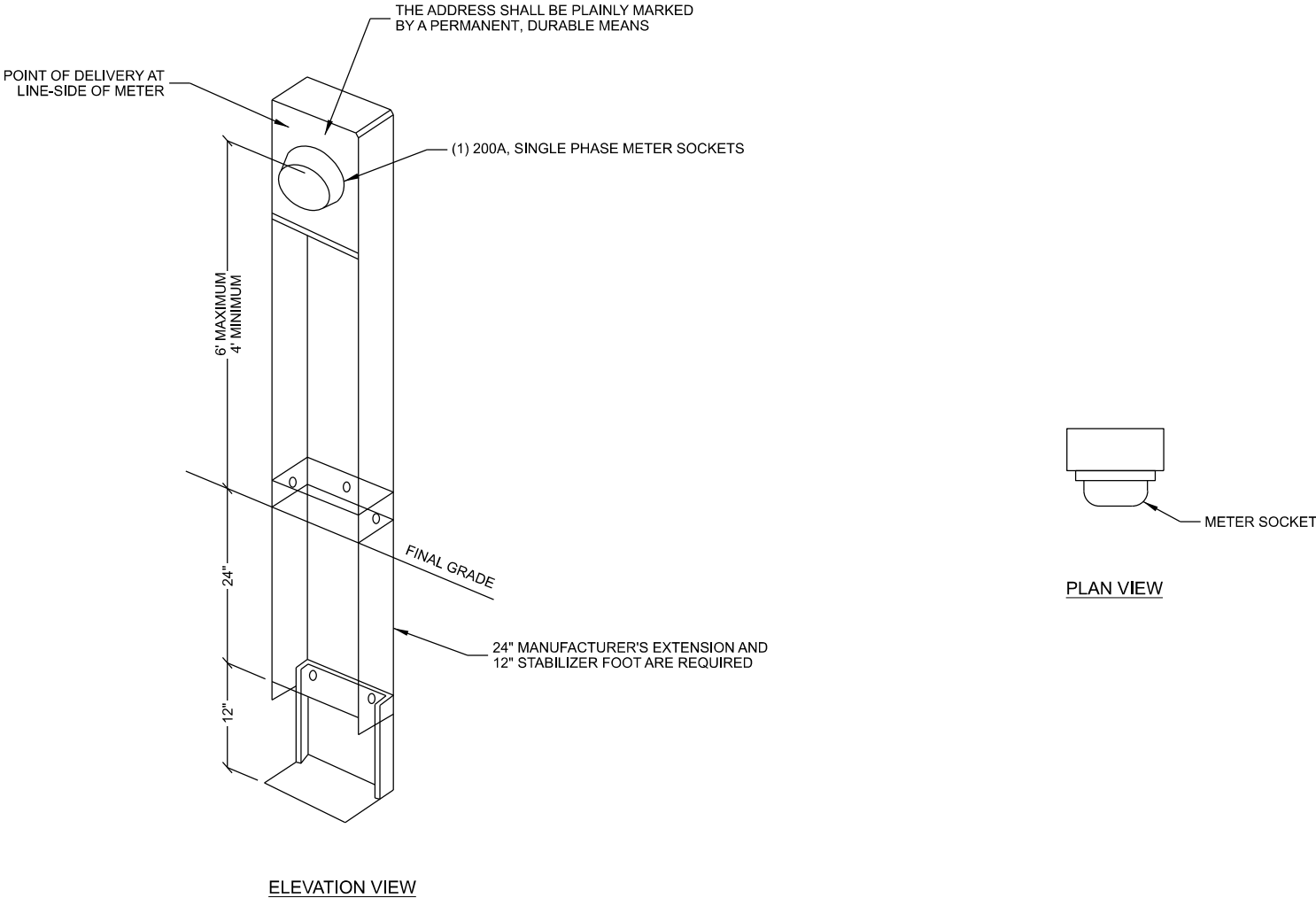
SUBMITTAL:

INT.	DATE:	DESCRIPTION:
JLM	11/16/22	REV. A
LMK	12/01/22	REV. B

CHECKED BY:	DCL
PLOT DATE:	12/1/2022
PROJECT NUMBER:	34103
SET TYPE:	PRELIM. DWGS
SHEET NUMBER:	E-503

© EDGE CONSULTING ENGINEERS, INC.

N:\34100\34103\Design\CADD\CD Plot\E-504.dgn



NOTES:

1. PRIOR TO SETTING METER, ALL SMALL COMMERCIAL SERVICES NEED TO BE STATE INSPECTED AND AN ELECTRIC INSPECTION CERTIFICATE PROVIDED TO THE UTILITY PROVIDER.

A SINGLE ELECTRIC METER PEDESTAL

CONSULTANT:

Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:

uscellular
U.S. CELLULAR
8410 W. BRYN MAWR AVE.
SUITE 700
CHICAGO, IL 60631

**UTILITY RACK DETAILS
BAIRD CREEK II (781388)
GREEN BAY, WISCONSIN**

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
JLM	11/16/22	REV. A
LMK	12/01/22	REV. B

CHECKED BY	DCL
PLOT DATE	12/1/2022
PROJECT NUMBER	34103
SET TYPE	PRELIM. DWGS
SHEET NUMBER	E-504



Report to the Green Bay Plan Commission

MEETING DATE

March 27, 2023

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.5

(ZP 23-08) Public Hearing on request to rezone properties located at 1035 Vanderbraak (#20-350), 1030 Weise (#20-349), and 1119 Vanderbraak (#20-381, #20-382 & #20-383) from Light Industry (LI) to Office Residential (OR), submitted by Community and Economic Development Department (Ald. S. Campbell, District 6).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

March 27, 2023

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.6

(ZP 23-08) Consideration with possible action on request to rezone properties located at 1035 Vanderbraak (#20-350), 1030 Weise (#20-349), and 1119 Vanderbraak (#20-381, #20-382 & #20-383) from Light Industry (LI) to Office Residential (OR), submitted by Community and Economic Development Department (Ald. S. Campbell, District 6).

BACKGROUND

Primary Address: 1035 Vanderbraak, 1030 Weise, Unaddressed parcels near 1119 Vanderbraak

Aldersperson/District: Ald. Steven Campbell, District 6

Reason for Request: The proposed rezoning would allow for future development.

Surrounding Zoning and Land Uses:

SUBJECT: Light Industry (LI) Vacant Land, parking and/or Vacant Building

NORTH: General Commercial (CI) Auto Service Uses

SOUTH: Low Density Residential (RI) Single- and Two-Family Homes

EAST: Low Density Residential (RI) and

Public Institutional (PI): Single-Family Homes and Bay View Park

WEST: N/A Webster Avenue

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends Commercial uses for these parcels. The Plan Commission approved an amendment to the Comprehensive Plan on March 13, 2023, to Low- to Medium-Density Residential Uses. City Council had the 1st Reading of this amendment on March 21, 2023, and we anticipate final approval on April 18, 2023.

Report: The subject parcels are located along Vanderbraak Street on the City's east side and have the following characteristics:

- 1035 Vanderbraak Street: 23,528 square feet; existing vacant building on site (former ZoZo's Kitchen and Eagles Club)
- 1030 Weise Street: 17,837 square feet; vacant land
- Three un-addressed parcels near 1119 Vanderbraak Street:
 - #20-383: 8,741 square feet, vacant land/parking
 - #20-382: 8,741 square feet, vacant land/parking
 - #20-381, 8,741 square feet, vacant land/parking

All five of these parcels are owned by the Redevelopment Authority or the City and are part of two proposed development sites. With the current zoning being Light Industry, a rezoning is needed for any future development to best fit the neighborhood. We are proposing a rezoning of all parcels to the Office Residential District (OR). This designation is appropriate for this neighborhood and for the types of projects being discussed for development.

Ald. Steven Campbell and neighbors within 200 ft. have been noticed of the meeting based on Plan Commission policy. No inquires have been made as of the drafting of this report.

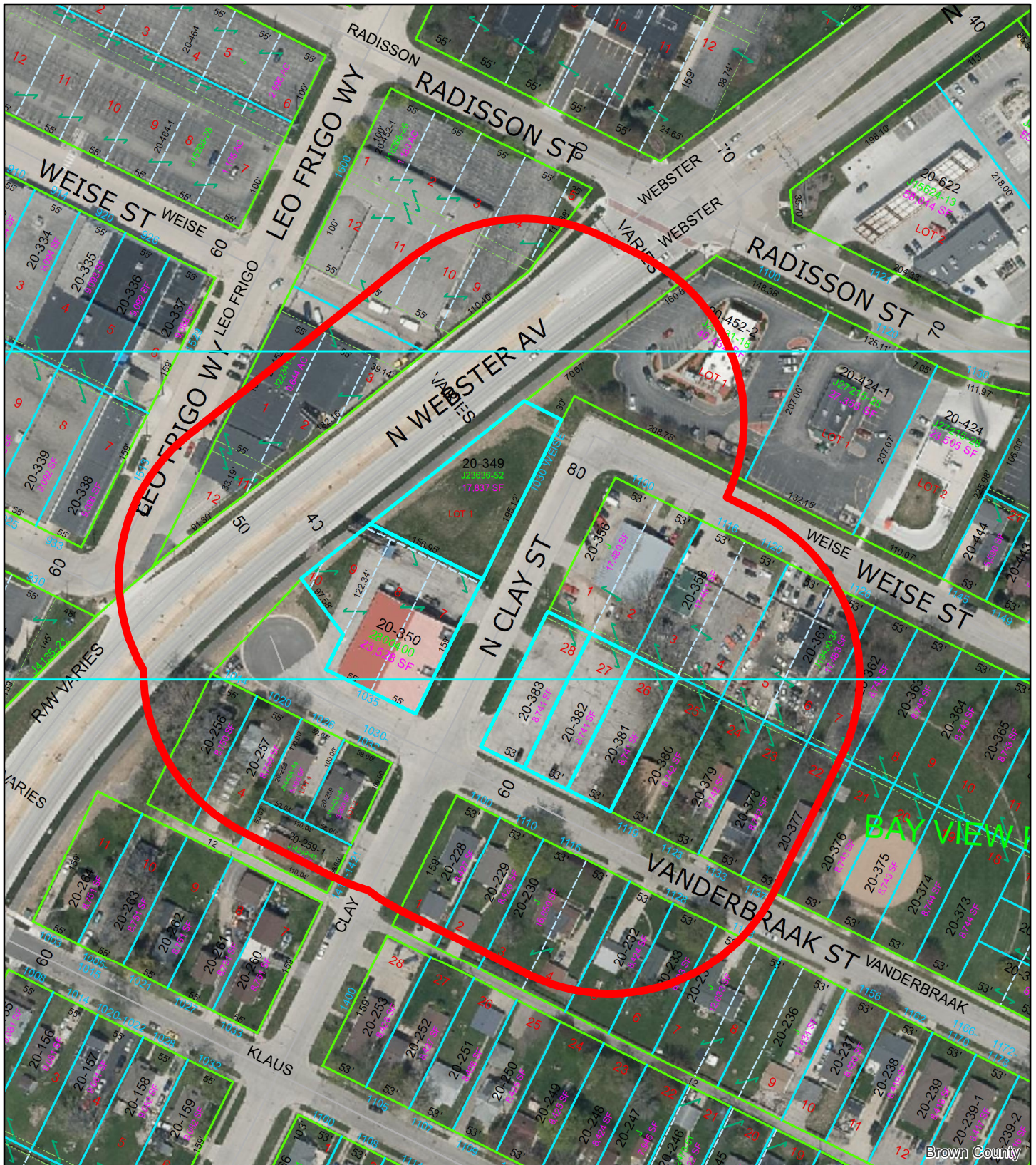
RECOMMENDATION

Approval of the Request.

FISCAL IMPACT

ATTACHMENTS

- I. ZP 23-08 Map



(ZP 23-08) Rezoning from LI to OR Vanderbraak & Weisse Street



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 28 Feb 2023 X:\Planning\Basemaps\template_8.5x11.mxd

- Subject Properties
- 200-ft. Notification Area



Report to the Green Bay Plan Commission

MEETING DATE

March 27, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.7

(ZP 23-09) Public Hearing on a request for a Conditional Use Permit (CUP) at 3136 West Point Road (Parcel 6H-1185-A) to allow for a detached structure with a metal exterior finished exceeding 120 square feet in a Low-Density Residential (R1) district, submitted by Lee Geurts, property owner (Ald J. Brunette, District 12).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

March 27, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.8

(ZP 23-09) Consideration with possible action on request for a Conditional Use Permit (CUP) at 3136 West Point Road (Parcel 6H-1185-A) to allow for a detached structure with a metal exterior finished exceeding 120 sq. ft. in a Low-Density Residential (R1) district, submitted by Lee Geurts, property owner (Ald J. Brunette, District 12).

BACKGROUND

Primary Address: 3136 West Point Rd

Aldersperson/District: Ald. Jesse Brunette / District 12

Reason for Request: The proposed CUP would allow for a detached accessory structure with a metal exterior finish exceeding 120 sq. ft.

Surrounding Zoning and Land Uses:

SUBJECT: Low Density Residential (R1) and Conservancy (CON) Two-Family Home

NORTH: Conservancy (CON) Green Space

SOUTH: Low Density Residential (R1) Single-Family Homes

EAST: Low Density Residential (R1) Single-Family Home

WEST: Rural Residential Single-Family Homes

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends Low Density Residential. The home is a two-family home and the request to place a metal-sided accessory garage building is compatible with the Comprehensive Plan.

Report: Lee Geurts, property owner, requests to add a detached metal sided accessory garage structure on his property. The property has an existing accessory structure which the property owner is looking to replace with a new accessory structure with a metal exterior finish.

Accessory uses are regulated through Article VI Residential Districts, Division 2 Accessory Uses. Section 44-590 (c) (3) notes that "structures with a metal exterior finish exceeding 120 square feet shall be permitted only by conditional use permit."

The property owner is looking to place a metal-sided garage in the rear of the property. The property owner has listed that he intends to use a product by Metalunic. Information supplied in the application shows images of other buildings with Metalunic products installed by his contractor. Based upon the images provided by the applicant in this application and the information provided at metalunic.com, staff believes this type of metal construction exceeds the quality standards typically associated with metal accessory buildings (i.e. pole barns or sheds) and is appropriate as a conditional use within this district for a detached garage.

The applicant does not have specific plans for the building, but has concept plans of where he would like to

place an accessory garage. The property owner must remove an existing building to allow for an accessory garage which can be up to 1000 sq. ft. in area based off the Article VI Residential Districts, Division 2 Accessory Uses code. All other bulk requirements will need to be met at site plan review if this conditional use is permitted.

Conditional use approval may be recommended by the Plan Commission with reasonable consideration of the following:

- The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
- The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.
- Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
- Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
- Adequate parking facilities as specified in Article XVIII of Section 44-83 within the Municipal Code.
- The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

The above standards have been met or will be addressed in site plan review.

RECOMMENDATION

Approval of the request, subject to:

- a. Applicant must use Metalunic brand product or product of similar quality, as approved by Office of Economic and Community Development staff.
- b. Site plan approval by the Office of Community and Economic Development.
- c. Compliance with all other regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. 23-09 CUP Application Packet and Info
2. 23-09 Map



REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Location of Property: 3136 W. Point Rd.

Parcel Number(s): 6H-1185-A

Petitioner(s): Lee and Leslie Geurts

Date: 03-01-2023

Email: leespeakin@gmail.com

Phone Number: 920-680-1537

Address: 3136 W. Point Rd

City: Green Bay

State: WI

Zip: 54313

Property Owner: Lee and Leslie Geurts

Phone Number: 920-680-1537

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Lee Geurts, respectfully request that the City of Green Bay take the following action:

- ☐ Rezone Property (\$375.00 Review Fee)
- ☒ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee)
- ☐ PUD and PUD Amendments (\$425.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$250.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$250.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$150.00 Review Fee)
- ☐ Approve Final Condominium Plat (\$150.00 Review Fee)
- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
- ☐ Development District Map Amendment (\$200.00 Administration Fee)
- ☐ Official Map Amendment (\$200.00 Administration Fee)
- ☐ Plat of Right-of-Way (\$200.00 Administration Fee)
- ☐ Discontinue a Public Utility Easement (\$200.00 Administration Fee)
- ☐ Street Name Change (\$200.00 Administration Fee)
- ☐ Declare City Property "City Surplus" (\$200.00 Administration Fee)
- ☐ Vacate a Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Comprehensive Plan Amendments (\$275.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Owner Signature: Leslie Geurts

Date: 03-01-2023

Petitioner Signature(s): Leslie Geurts

Checklist of required attachments:

- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: _____

Conditional Use Permit

Lee and Leslie Geurts

3136 W. Point Rd.

Green Bay, WI 54313

We are requesting a conditional use permit to be able to use a hidden fastener architectural steel on our new garage. This is the same siding we would like to use on our home addition that will be happening later this summer. Using this steel on the garage will allow it to match the home.

I understand that the rule is in place to prevent the lowest common denominator from being used. The steel siding we want to use does not look like steel siding. It is significantly more expensive, durable, and more beautiful than conventional siding.

My packet includes the following examples:

- Homes from other Wisconsin Municipalities built by my builder/architect that have used steel siding in their construction.
- Links to the siding we plan to use, pictures of this siding in use, and technical details.
- Link to a home in Green Bay, that used a combination of stacked Stone and Metal Siding.

Also, this property is somewhat unique in the Green Bay City Limits. We have 2 acres of partially wooded lot with a steep hill. There are no visible neighbors to the West or North of us. The garage will be built behind a hill and woods that will make it all but invisible from the South (road) as well. The only neighbor that will be able to see it is the East neighbor from her back yard. I have included a map with approximate distances from the garage to the neighbors.

In the end we hope to have this garage fully match our newly renovated home. The total project cost could be north of 1 million dollars. We are fully invested in the overall beauty of our home, yard, and neighborhood. All materials/colors we use will wonderfully accent our existing home and property.

Thank you for your time and consideration

Lee Geurts

Leslie Geurts

Conditional Use Permit

Lee and Leslie Geurts

3136 W. Point Rd.

Green Bay, WI 54313

Planned Metal Siding

Metalunic

<https://metalunic.com/products/distinction/>

<https://metalunic.com/wp-content/uploads/2022/03/Distinction-Tech-Data-Sheet-eng-Feb-2023.pdf>

Home Address' with Metal Garages Near Me (These are not examples of what I am planning to do. My garage will be much more beautiful than these)

- 2798 W. Point Rd
 - 325 Queens Ct.
 - 2769 S. Memorial Dr (intersection with Holly Way)
-

Home Address' with Metal Siding Near Me (I cannot be 100 percent certain these are metal, but from the road I believe they are. Some have metal siding accents, some are full metal siding)

- 2535 Parkwood Dr. (or 2535 Fawn Lane) on a corner.
 - 2118 Balsam Way
 - 312 Queens Ct
 - 1715 Orange Blossom Drive
-

Chad Cornette

Building Examples from
other Jurisdictions











Metal Unic

Building Examples
Using the Metal Siding
we have chosen





N

6H-11

2610855

78,604 SF

New

351.29'

GARDEN

351.37'

XOC ST
Lampor
(sold)

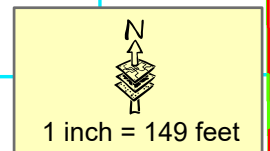
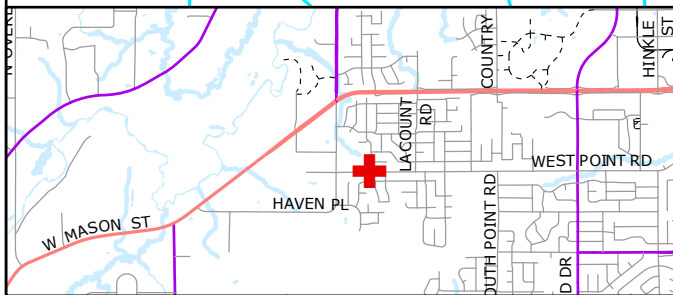
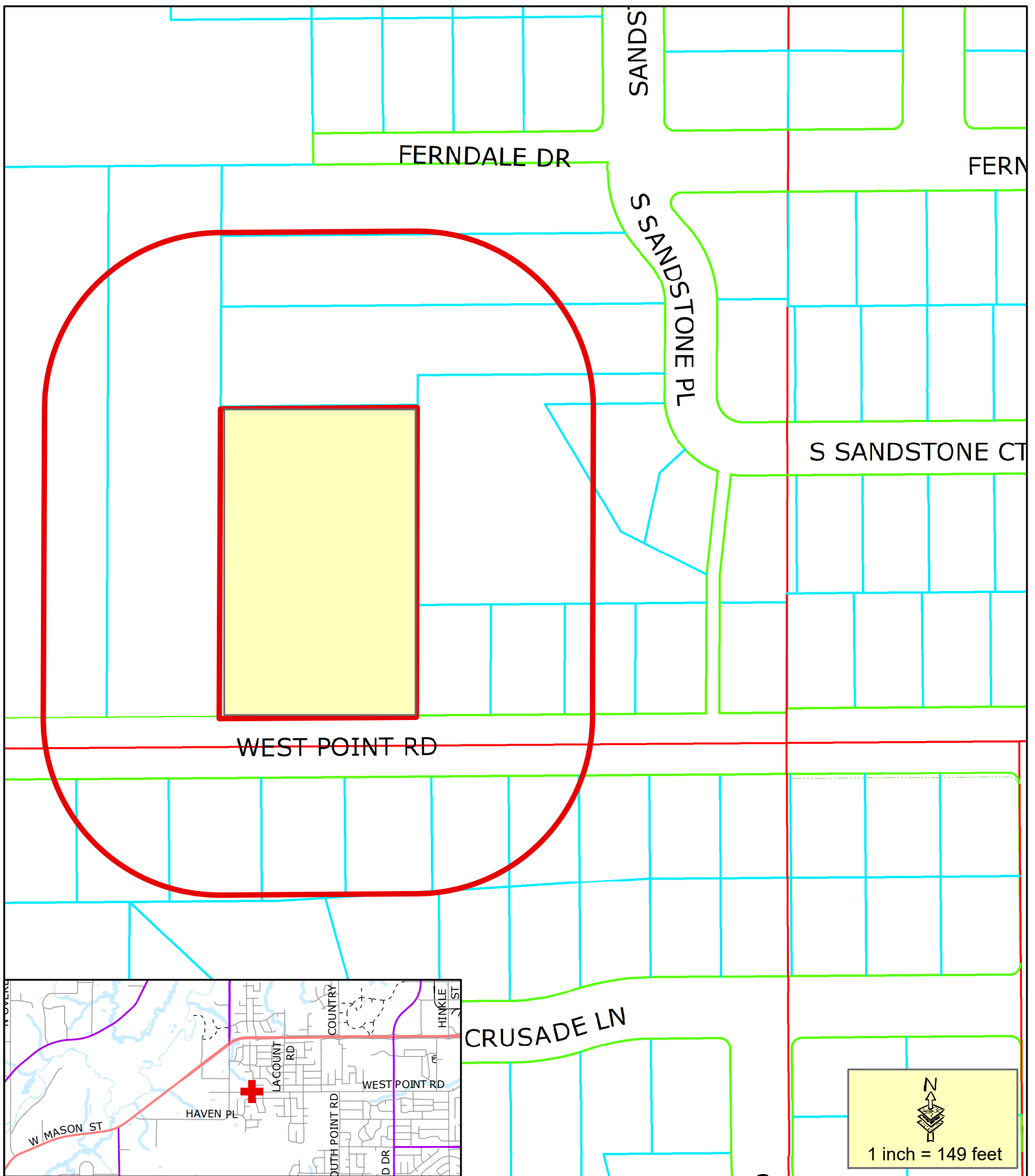
250 ft
From Garage
To Neighbor

← Closest
Neighbor
200 Feet

223.97'

ROAD





Proposed Conditional Use Permit

200' Property Owner Notice

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Map prepared by DB

Conditional Use Permit Request (ZP 23-09)

3136 West Point Road



Report to the Green Bay Plan Commission

MEETING DATE

March 27, 2023

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.9

(SP 23-01) Consideration with possible action to declare a city-owned parcel as surplus, located at 1030 Weise Street, submitted by the Community and Economic Development Department (Ald. S. Campbell, District 6).

BACKGROUND

Primary Address: 1030 Weise Street (Parcel #20-349)

Reason for Request: To declare unused City property as surplus property to transfer to the Redevelopment Authority for disposition and development.

Aldersperson/District: Ald. Steven Campbell / District 6

Surrounding Parcels Zoning and Land Use:

SUBJECT: Light Industry (LI) Vacant Land

NORTH: General Commercial (CI) Commercial Uses

SOUTH: Light Industry (LI) Vacant Building

EAST: General Commercial (CI) and Light Industry (LI) Auto Service and Vacant Land

WEST: N/A Webster Avenue

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends Commercial uses for these parcels. The Plan Commission approved an amendment to the Comprehensive Plan on March 13, 2023, to Low- to Medium-Density Residential Uses. The City Council had the 1st Reading of this amendment on March 21, 2023, and we anticipate final approval on April 18, 2023.

Assessor's Valuation: \$53,500

Analysis: The subject parcel, along with four additional parcels, have been the subject of a Comprehensive Plan Amendment and Rezoning in an effort to prepare this land for development. The subject parcel, 1030 Weise Street, is the only parcel owned by the City of Green Bay as part of this application package; the rest is owned by the Redevelopment Authority (RDA). The RDA would like to acquire this parcel to combine with 1035 Vanderbraak Street to create a larger development site.

The City has no need for the subject parcel. Staff released an agency review memo to other City departments, utility providers, and other interested parties. The Water Utility and Department of Public Works responded with requests for conditions. No other comments or objections were received.

Ald. Steven Campbell and adjacent property owners have been notified of this request. As of the drafting of this report, no comments or inquiries have been received.

RECOMMENDATION

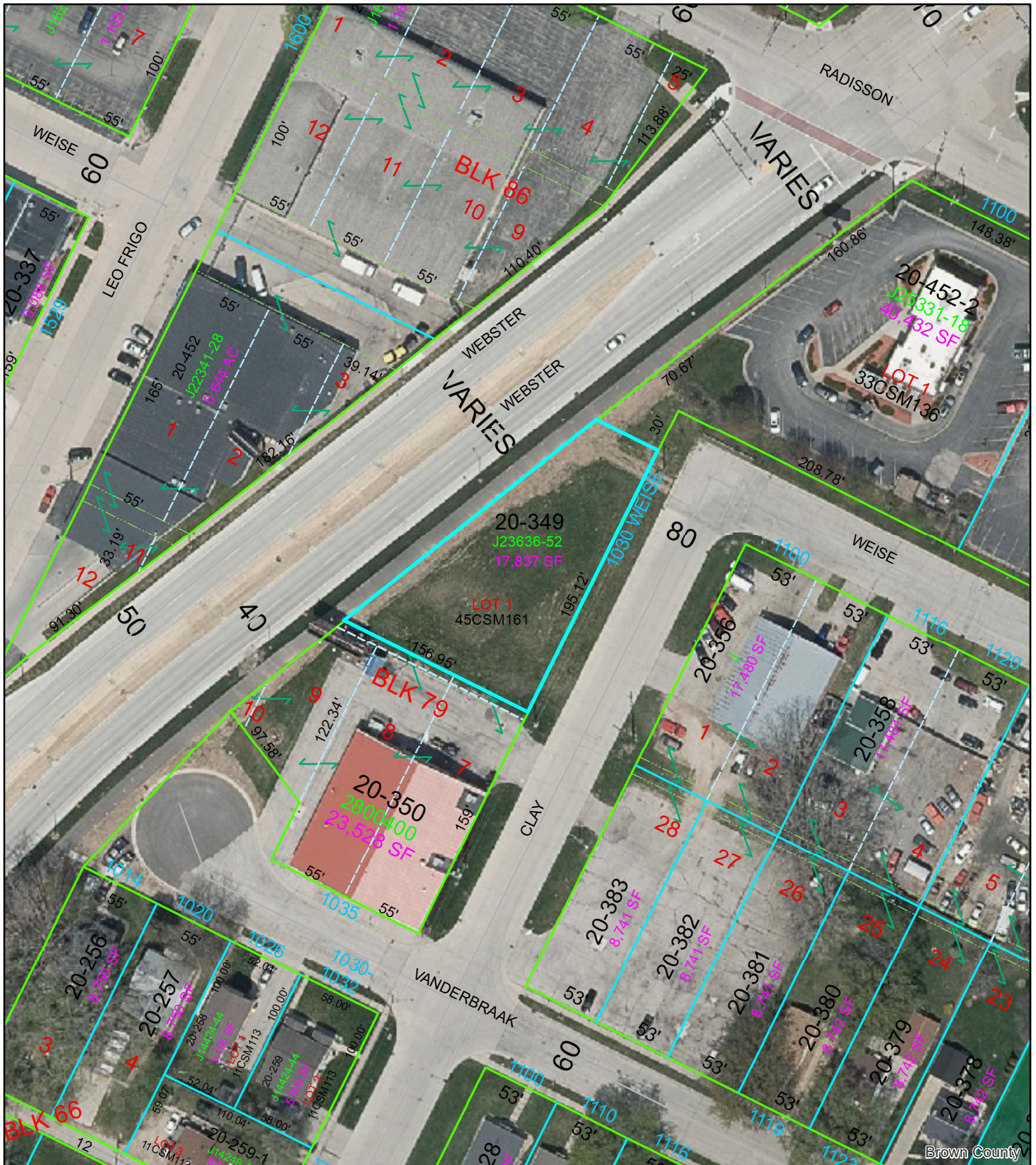
Approval of the request, subject to the following conditions:

1. The subject property shall be directed to the Redevelopment Authority of the City of Green Bay for disposition and development.
2. The Water Utility shall be provided at a minimum a twenty foot permanent easement on the north end to maintain our water main.
3. No access to Webster Avenue (as acquired by WDOT) shall be maintained.

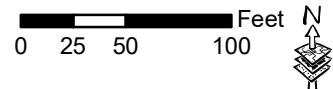
FISCAL IMPACT

ATTACHMENTS

- I. SP 23-01 Map



(SP 23-01) City Surplus Declaration 1030 Weise Street



1030 Weise Street



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